

m

# MODERN HOMES



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Mike Jackson, FAIA



# F O R E W O R D

*The desire to own a home is almost universal, and it is to assist you in the selection of a home most suited to your needs that this plan book has been published.*

*The planning of a home is a much more complex problem than it appears to be, and a careful study of the recommendations on the following pages should be made before attempting to select a plan to suit your requirements. The employment of an architect to prepare your plans cannot be too highly stressed. In the event that you are unable to avail yourself of his services, complete working drawings of these houses may be obtained through your local lumber dealer.*

*All designs in this book have been individually planned along the most modern lines, and comply with the minimum standards of construction as laid down by the National Housing Act. For the most part, they are equally suitable for town or country construction.*

*When selecting a plan be sure to note the location of your house in relation to sun and wind, and what protection you may get from trees, outbuildings, etc. These plans are available in reverse, and the location of the chimney may be altered to suit. Discuss your plans fully with your lumber dealer before making final selection. He can be of great assistance to you.*

*A good thought to keep in mind, "Your personality and character are reflected in your home." Therefore plan and build a good one.*

*Working Drawings of the houses reproduced in this book may be obtained through your local lumber dealer.*



# PLANNING YOUR HOME

ONE of the most fundamental rules to be observed in planning a home is "Under no circumstances rush into building." Consider and plan your home well ahead of time. Mistakes in building are very difficult to rectify and sometimes the cost is prohibitive when changes are necessary on the actual structure. It is far easier and more economical to make changes on the drawings *before* the work is started. The following are a few of the more important points to be considered in planning a home, and we strongly advise you to study the subsequent paragraphs before selecting a plan.

One of the first things to do is to decide on how much money you can afford to spend on the project. Do not set an exact figure but rather set certain limits within which you can safely work, and in this regard it is advisable to allow a 10% margin for emergencies. As your planning proceeds you may find certain additional features which you wish to include, but be sure to draw a clear line between luxuries and essentials. Because an object is new, smart and different, it is not necessarily practical. Once you have gotten down to actual figures you may find that you will have to sacrifice quality in favour of certain features which you desire, but it is better to have a sound four-room bungalow than a poorly finished five-room house constructed of cheap materials.

ONE of the first problems in preparing to build a house is selecting the most suitable site. This selection is a very important part of the whole project. Don't start to search for a lot until you are sure of the kind of community in which you wish to live. Once you have settled on the community the next step is the selection of the actual lot. You should have rather specific ideas as to the type and size of house you desire, also what lawn and garden facilities you would like. It is a good idea to make a list of all the features you would like and check each lot against this list. It may not be possible to find the perfect lot but come as near the goal as you can.

Make sure that your house will conform to the size of the other houses in the neighbourhood. There is no sense in trying to keep up with bigger pocketbooks than your own. Acquaint yourself with the building restrictions governing the area. You would not want a large block erected next door, shutting off all the sunlight. Where are the nearest stores, schools and churches? What about transportation facilities? Are all the public services, such as sewer, water and electricity installed? If not, when will they be? Is the lot well drained? A low lot will probably mean a wet basement and will undoubtedly require a considerable amount of fill. Can you adapt your plan to the lot, in order to gain the most benefit from the sun and yet be protected from the roaring blasts of winter? Are most of the houses in the neighbourhood occupied by owners, as it is advisable not to build in an area where there is a great deal of rented property? Before purchasing the lot it is a good idea to dig a test pit in order to check the type of soil, both for its growing capacity near the surface for lawns and gardens, and for its foundation qualities at a depth of several feet. If you should find sand or gravel, this should make an excellent foundation. However, if the soil is gummy or of a fine soft nature, it is probably clay, which is not a very good foundation material and may be responsible for foundation trouble later.

To answer all the above questions may seem a long task. However, a day or two is really a short time to spend in investigation when you consider the investment involved. "An ounce of prevention is worth a pound of cure."

HAVING decided on the lot the next step is the selection of a suitable plan. Volumes could be written on this subject so no attempt has been made to cover every detail. The following are a few of the more important points to be considered. About how many rooms will you need? Do you expect your family to increase or decrease? Is an extra room essential now? Can extra accommodation be



obtained easily in the attic or the basement later? The plumbing and electrical work for future expansion should be planned for and installed in the original construction as structural changes later are costly. Do you want a wooden house, or one of brick, stone, or stucco? This decision should be made now as your choice of material may affect the type of house you will adopt. The relative cost of materials, their availability, their suitability to the locality, and adaptability to the type of house you desire — all these factors must be borne in mind when selecting a plan.

The next step is to select two or three plans which meet the above requirements, and mentally locate them on your lot. There is no set rule for the orientation of a house on a lot but generally the kitchen should be located to catch the early morning sun and the living room should be flooded with sunlight in the late afternoon. You may find that the plan you have selected should be reversed and this fact should be clearly stated when ordering your plans.

Study the general traffic system of each plan. A good idea is to visualize yourself carrying out the daily tasks of housekeeping and note whether the arrangement of the various rooms and facilities are suitable to your way of life. Make notes of any minor alterations you would like and mark them clearly on the plans before starting construction. The location of the chimney is particularly important and must be decided before the foundation is laid. In the design of the houses in this plan book care has been taken to provide for the possibility of a chimney in the kitchen.

Ask as many questions as you can think of and see whether your plans answer them to your satisfaction.

**A** FEW WORDS about exteriors may be helpful. The present trend seems to fall into two categories "Traditional" and "Modern or Functional." The word traditional indicates a design which is derived from the past. Of these perhaps the most familiar are "Colonial," "English" and "Cape Cod." A house may be quite up-to-date in plan and still retain its traditional character, and with proper care in design even the modern trend of larger windows may be satisfied without destroying the character of a traditional house.

The main points in functional design are the large glass areas and the new conception of the plan commonly called the "open plan" in which a feeling of space is injected into the small house by combining certain rooms either wholly or in part, and in many cases doing away with the dining room entirely. Built-in fixtures are also a feature.

The exteriors bear out the meaning of the word "functional" in that no attempt is made to dress up the exteriors. The modern trend is to design the home from the interior and the house of the future may not necessarily look like a house at all to you. Comfort and Efficiency are the controlling factors, combining plenty of light, step-saving arrangements, proper location of doors and windows with regard for the placing of furniture. The most important consideration is the plan. Comfort combined with practicability should be your main consideration.

**T**HE kitchen is the focal point of much of the activity which takes place in the home and therefore deserves special consideration. Today it is thought of as a workshop and should be bright, cheerful, well ventilated, attractive in appearance, and easily kept in spotless order. The kitchen is the one room in your home in which most of the furniture is built-in and therefore of a more or less permanent nature. A suggested kitchen arrangement is shown on each plan. However, careful study should be given to the location of the various fixtures in order that your kitchen will be exactly suited to your requirements and methods of operation. Will you require table space in the kitchen? What type of sink do you wish? Will the refrigerator be handy to both the stove and sink? Is there a possibility that you may purchase a new stove or refrigerator? Allowance should be made



for a possible change in size. Be sure that there are plenty of electrical outlets for your various appliances. Tubular lights over the counter are excellent and a good light over the sink is essential. Check your ideas with the suggested kitchen layouts shown in the back of this plan book.

Kitchen cabinets can be quite expensive, and if poorly designed may be only about 50% efficient. Storage space in small houses is even more important than in the larger homes so it is doubly important that this item be studied carefully. A shallow cupboard with shelves and racks on the doors is very handy, particularly for pots, pans and tins. The shelf heights in all your cabinets should be carefully laid out, and one or two sliding shelves in the lower section of your cabinets will prove most useful. A few hours spent on the design of your kitchen will save considerable time in the preparation of meals.

The use of built-in furniture is becoming more and more popular. In planning a bedroom it is possible that all that will be needed in the way of furniture will be a bed and a chair. Units built into a new house will almost certainly cost less than the equivalent furniture and they can be designed to suit one's individual needs. All the storage space required in a bedroom can quite easily be built into the walls.

A simple and effective treatment for beds is to have two small chests of drawers connected by a long shelf which serves for the head-board of the bed. A suggestion along this line is illustrated in the back of this plan book. Several other ideas along similar lines are illustrated in many of the current magazines. A good suggestion is to start a scrap book of ideas and when you are ready to build, have the most suitable ideas incorporated.

Endeavour to plan the location of your electrical outlets so that your furniture can be arranged with a minimum of lamp cord left to trail on the floor. Built-in china cabinets would eliminate the necessity for large pieces of furniture which take up valuable floor space in the dining room or living room, and which may not cost any more than furniture. The above suggestions are a few of the many ways in which you can take advantage of built-in equipment.

**T**HERE are many ways in which to save money in building. However, the best way is by intelligent planning and the cutting out of non-essentials. Substitution of materials can be very misleading and a less costly material does not necessarily save your money. Durability and cost of maintenance must be considered. It is the cost and ultimate value of your home over a period of 20 years that should be considered.

In the selection of finishes consider the cost and amount of work involved in maintaining that finish. The elimination of unnecessary cleaning is a very important factor.

In estimating the cost of your home, don't forget to include landscaping. Unless it is specifically mentioned, most contracts cover the levelling of the lot and the laying of sidewalks only. Lawns, hedges and gardens are a consideration that should not be overlooked. The soil near the house and particularly the back-fill, will settle, so it is wise to leave the final surfacing of your lawn for a period of approximately six months. On completion the ground around the house on all sides should slope away, thus assuring a proper drainage for surface water and the avoidance of seepage in your basement.

After the construction work has all been finished, you should make a detailed inspection of the entire house. Test all the equipment to make certain that everything is satisfactory. This final inspection is most important. If all materials and workmanship are satisfactory the final payment may be made. Before this payment is actually made, however, you should get a written waiver from the contractor and sub-contractors proving that all bills and wages have been paid in full.

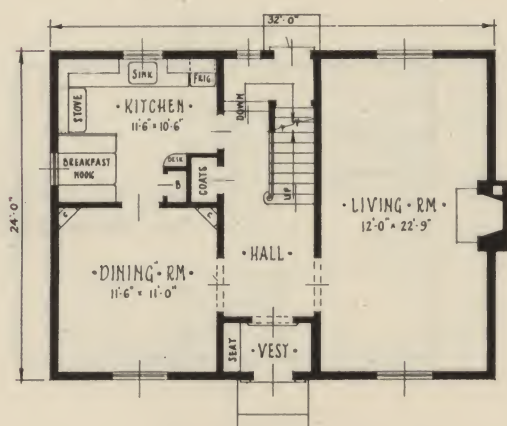
When all of this work has been completed your plans and dreams will be an accomplished fact, and your new home should be a source of happiness and a possession of which you will be justly proud.



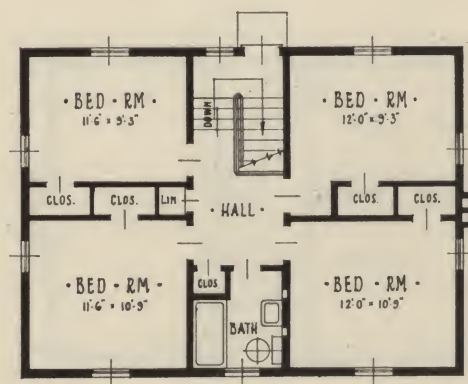


## *The* ARNOLD M.H. 546

The Colonial style of the Arnold is varied by the use of stucco on the second storey, which gives a pleasing contrast. The centre hall plan provides maximum accommodation at minimum cost. The up-to-the-minute kitchen, fireplace and cross ventilation in each of the four large bedrooms are but a few of the noteworthy features of this plan. Vol. 20,800 cu. ft.



• FIRST FLOOR PLAN •



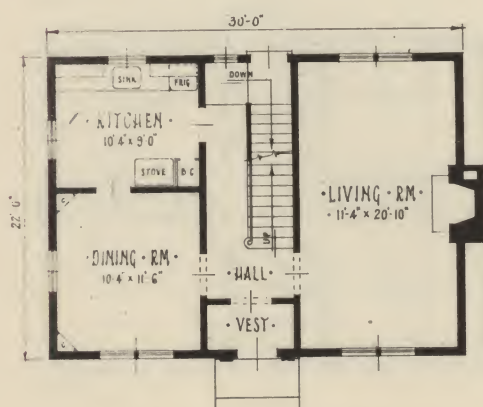
• SECOND FLOOR PLAN •



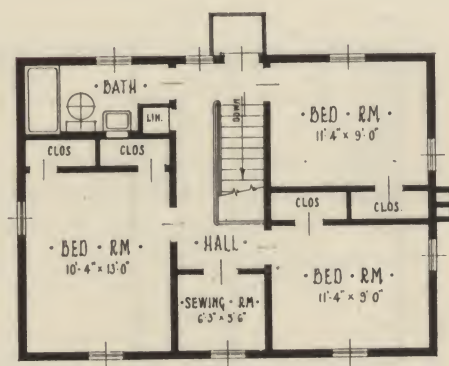


## *The* AMSTERDAM M.H. 646

The basic economy combined with the low appearance of the Dutch Colonial makes this design particularly attractive. The sewing room on the second floor which is a feature not often found in homes of this size can easily be converted to a dressing room with entrance off either bedroom if desired. The large clothes closets are also a consideration. Vol. 18,000 cu. ft.



• FIRST FLOOR PLAN •



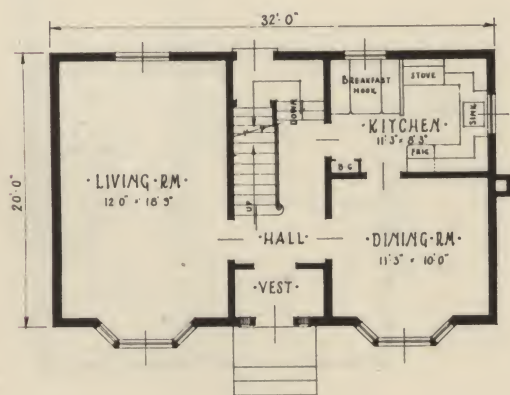
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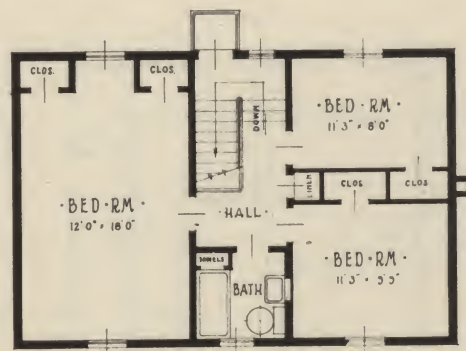


## *The* AYNLEY M.H. 746

The charm of Colonial design has been enhanced in the Aynsley by the addition of the bay windows and the overhang of the second floor. The generous size of the rooms combined with the modern kitchen layout, including the breakfast nook, places this design near the top in popularity. Colonial thrift in planning makes the Aynsley moderate in cost. Vol. 18,500 cu. ft.



• FIRST FLOOR PLAN •



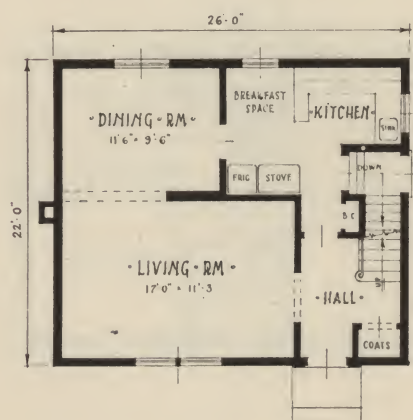
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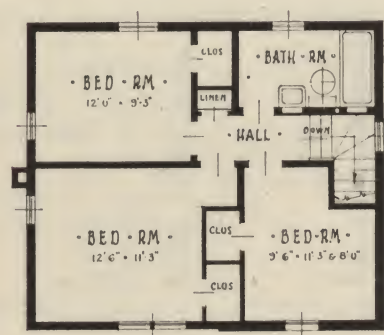


## *The* BRISTOL M.H. 846

The old world charm of the exterior, combined with the well planned interior, leaves little to be desired in the Bristol. It is on rare occasions that one finds so much accommodation in a plan of this size. The large archway between the living and dining rooms creates an air of spaciousness, and the modern kitchen with ample breakfast space should be noted. This is a home of which you can be really proud. Vol. 16,000 cu. ft.



• FIRST FLOOR PLAN •



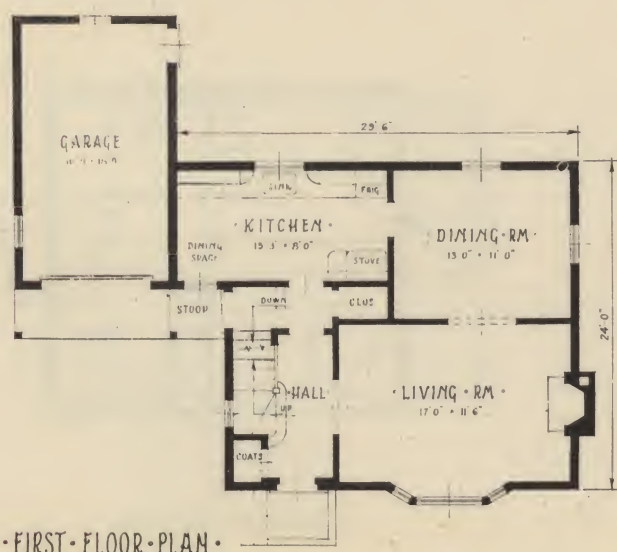
• SECOND FLOOR PLAN •





## *The* BURLEIGH M.H. 946

Up-to-date planning combines the six rooms and attached garage into a well-arranged layout. The extended roof over the garage provides a covered way to the side entrance, which gives access to the main hall, basement and kitchen. A closet at this entrance is a welcome feature. The special arrangement of the fixtures in the bathroom is worthy of note. Vol. 20,000 cu. ft.

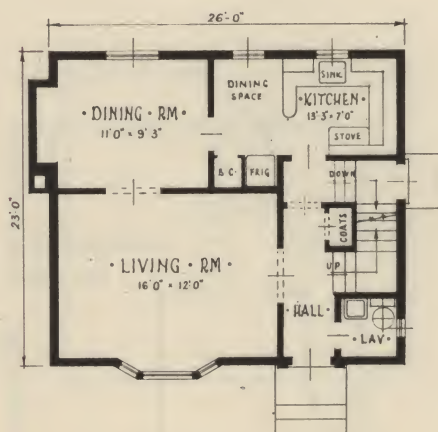




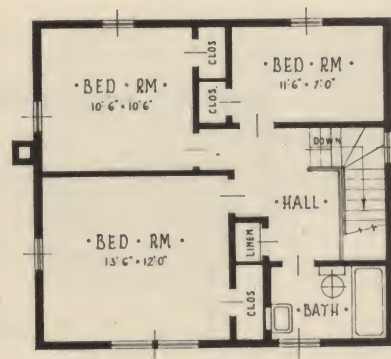


## *The* BORBANK M.H. 1046

A combination of Early American and Colonial design with very pleasing results. A great deal of accommodation has been packed into this medium sized house. The lavatory at the front entrance and the dining space in the kitchen are just two of the noteworthy features on the ground floor. The large hall on the second floor provides an air of spaciousness seldom found in homes of this size. Vol. 17,500 cu. ft.

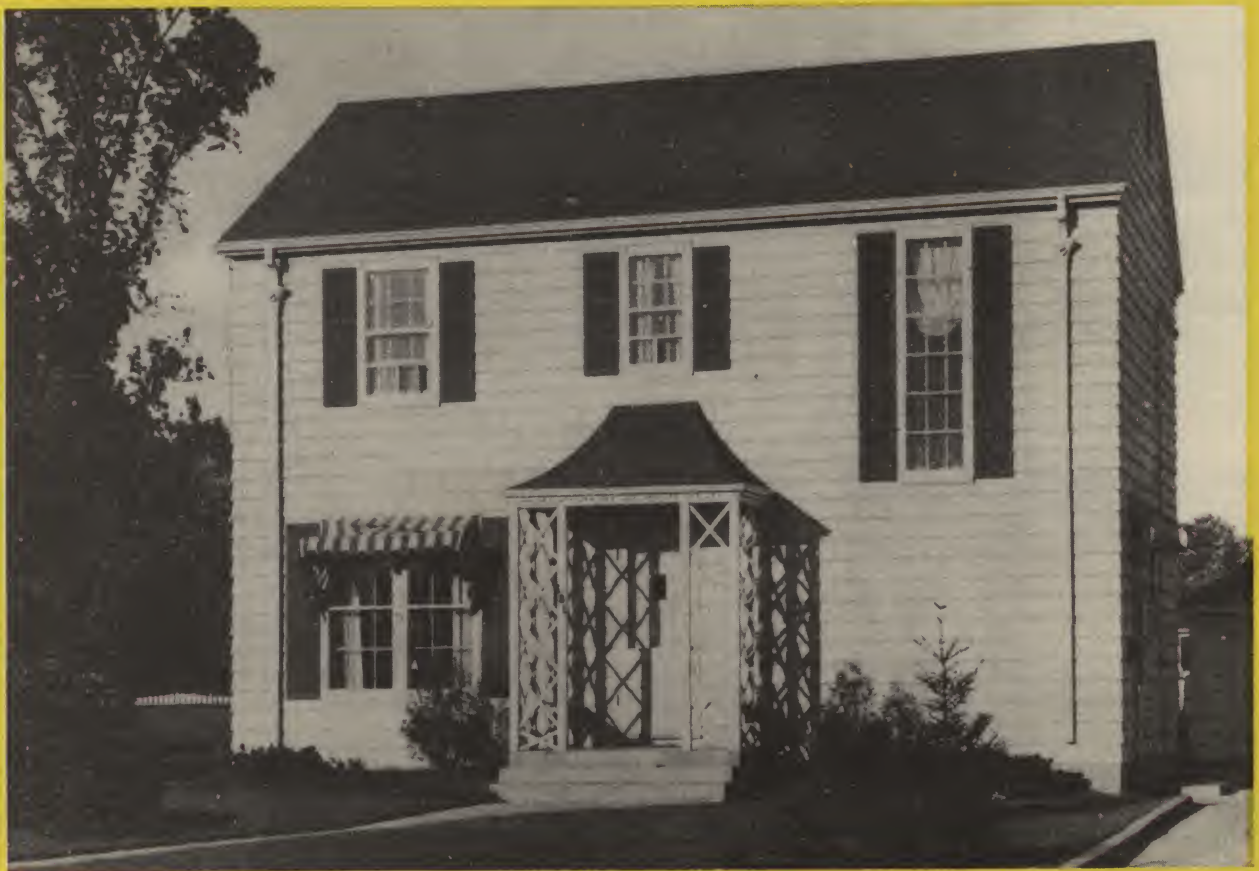


• FIRST-FLOOR-PLAN •



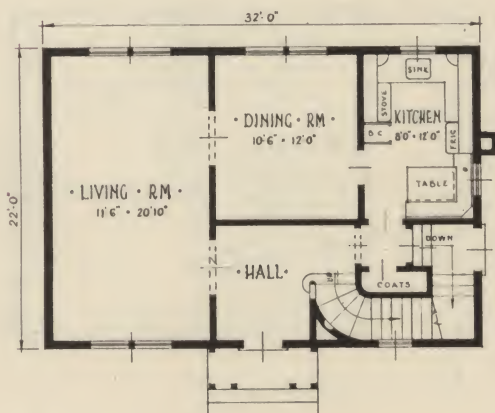
• SECOND-FLOOR-PLAN •



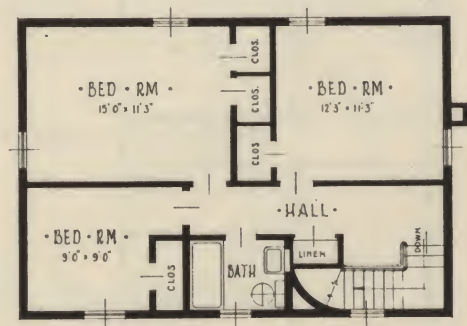


## *The* CULTUS M.H. 1146

This house is just enough off the traditional in its architecture to have a modern feeling, yet its plan meets the demands for ordinary, everyday living. The interior arrangement has many features which add up to an uncommonly successful arrangement of furniture and traffic lanes. The spacious reception hall with the graceful sweep of the circular stairs deserves special note. Vol. 19,700 cu. ft.



• FIRST FLOOR PLAN •



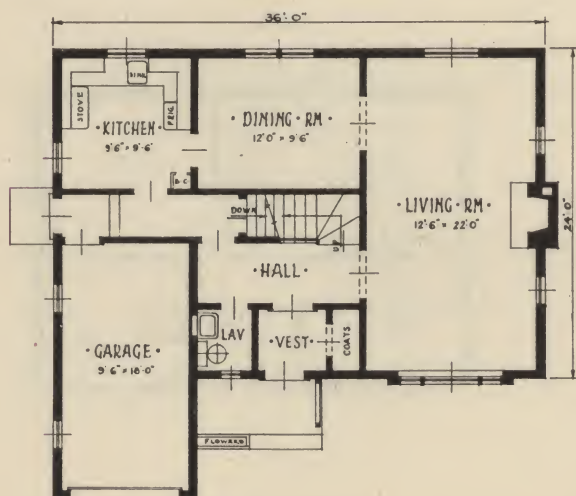
• SECOND FLOOR PLAN •



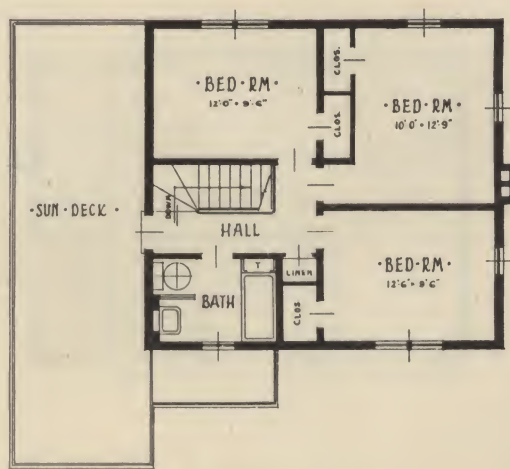


## *The* CAMBRIDGE M.H. 1246

The Cambridge is an ideal home of conservatively modern design, combining a simple, yet dignified, exterior with a roomy and well planned interior. The millioned picture window and large fireplace accentuate the cozy atmosphere of the living room. The ground floor lavatory, conveniently located in the entrance hall, also serves as a powder room. The sun deck may be adapted for outdoor sleeping by extending the main roof. Vol. 28,000 cu. ft.



• FIRST FLOOR PLAN •



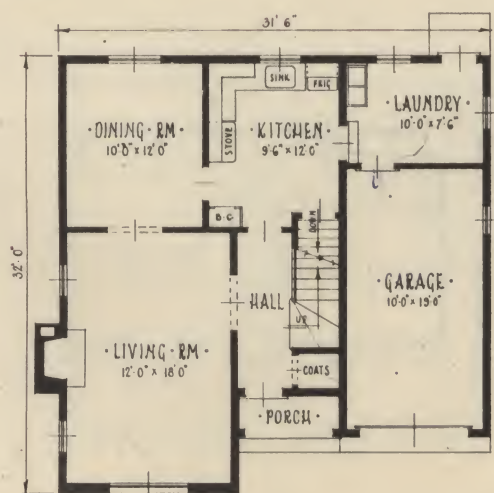
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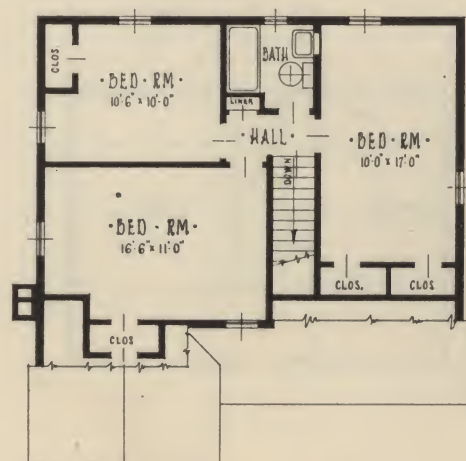


## *The* CONNAUGHT M.H. 1346

Seldom is so much "luxury living" packed so skillfully into a small house. The inviting entrance, generous livingroom with its open fireplace and the well planned modern kitchen with the grade level laundry are but a few of the excellent features on the ground floor. There are three large bedrooms with more than average clothes closet space on the second floor. The Connaught is truly a well-planned home. Vol. 22,000 cu. ft.



• FIRST-FLOOR-PLAN •



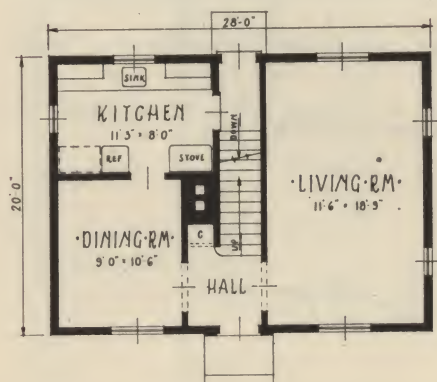
• SECOND-FLOOR-PLAN •



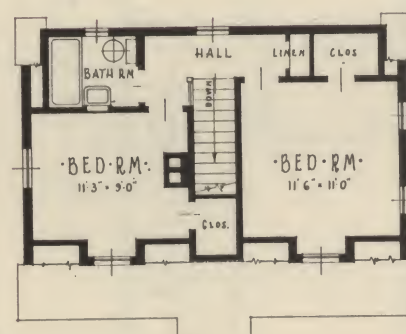


## *The* DUNELM M.H. 1446

A popular house of the Cape Cod design and economical, too, as most of the roof space is used. On the ground floor the entrance vestibule opens into a large living room on one side and dining room on the other. The kitchen is convenient as to size and planning. On the second floor are two good bedrooms and bathroom. Vol. 13,800 cu. ft.



• FIRST FLOOR PLAN •



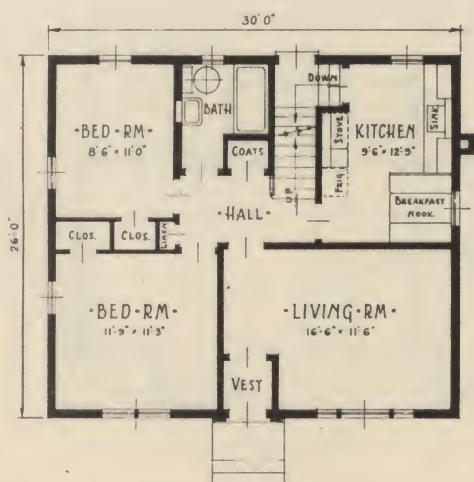
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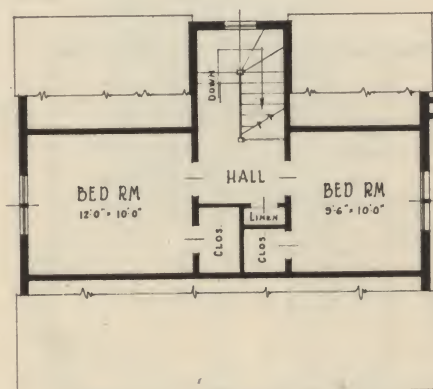


## *The* DEVON M.H. 1546

An ideal home for the young couple. Only the ground floor need be completed, leaving the second floor bedrooms for future expansion. This plan also offers the possibility of closing off the second floor when the family has grown up and so reducing the necessary cost of upkeep. This is a bungalow with all the accommodation of a two-storey home. Vol. 17,000 cu. ft.



• FIRST FLOOR PLAN •



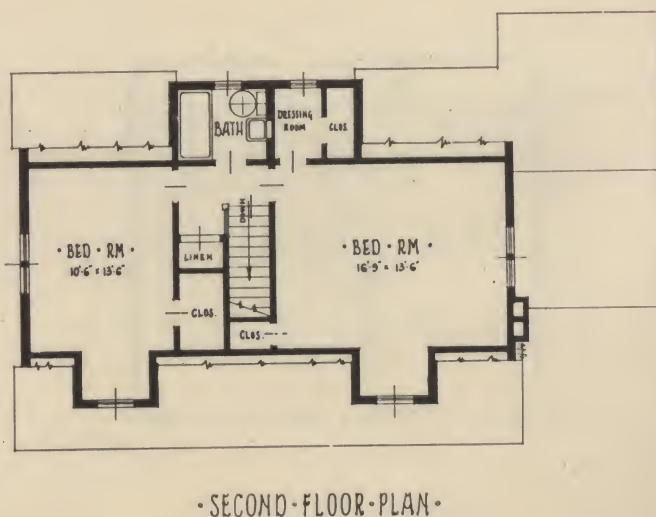
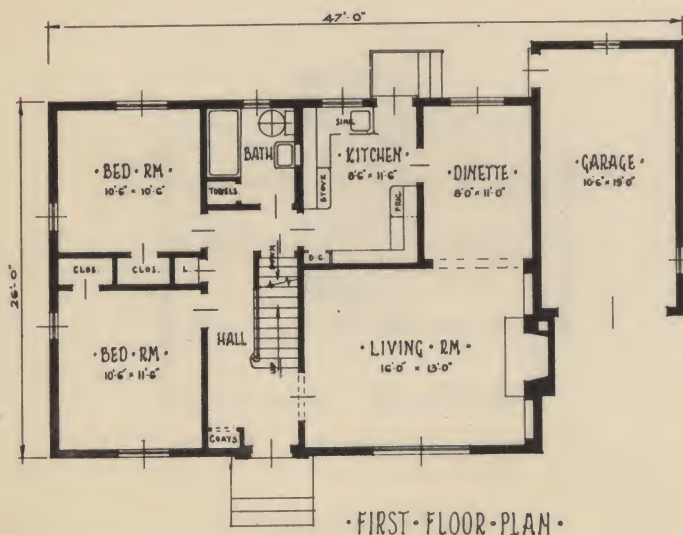
• SECOND FLOOR PLAN •





## *The* DICKINSON M.H. 1646

Few homes have the charm and refinement that this one does in a liberal measure. Good taste is reflected both inside and out. The ground floor is a complete unit in itself and provides sufficient accommodation for a small family and the second floor may be completed as required. The living room with the large open fireplace is a particularly interesting room designed so that the furniture will seem to just naturally fit in. Vol. 22,400 cu. ft., exclusive of garage.

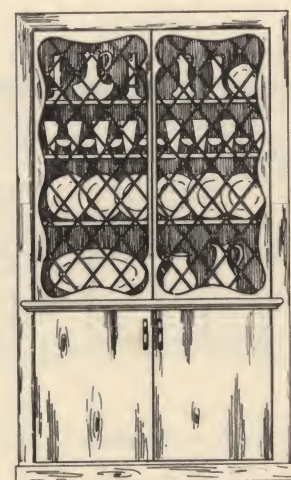
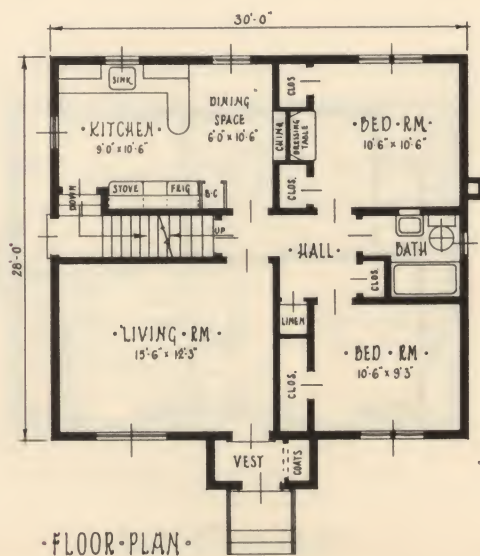






## *The* ECCLES M.H. 1746

The convenient arrangement of the Eccles is enhanced by the modern kitchen layout. The built-in china cabinet and recessed dressing table are worthy of note. The stairway to the attic provides for future expansion which is a feature to be considered in the selection of any plan. The spacious vestibule is a welcomed asset. Vol. 19,000 cu. ft.



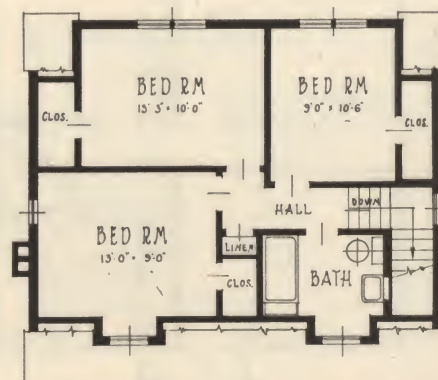
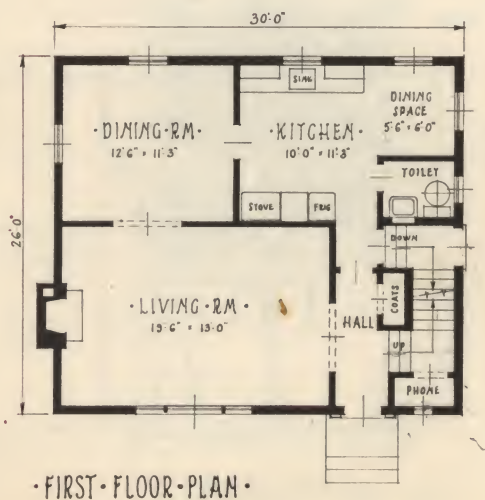
CHINA CABINET





## *The* EASTWOOD M.H. 1846

The Eastwood is a charming variation of Cape Cod design. A surprising feature is the number of spacious rooms in a plan of this size. The informal dining space in the kitchen and the downstairs toilet are among the conveniences of the first floor as well as the phone alcove and open fireplace. Three bedrooms with ample closet space complete this attractive home. Vol. 18,500 cu. ft.

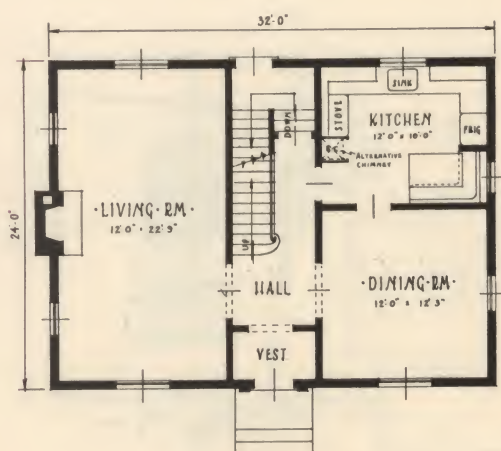




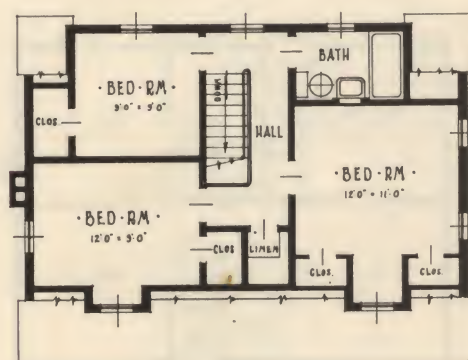


## *The* EVANSON M.H. 1946

Cape Cod refinement is gracefully expressed in the Evanson with particular attention paid to economy. The U-shaped kitchen is the last word in planning efficiency. Large closets, a spacious linen closet and individual closets in the master bedroom solve the old problem of insufficient storage space. The simple proportions of this Cape Cod design are traditional. Vol. 18,000 cu. ft.



• FIRST FLOOR PLAN •



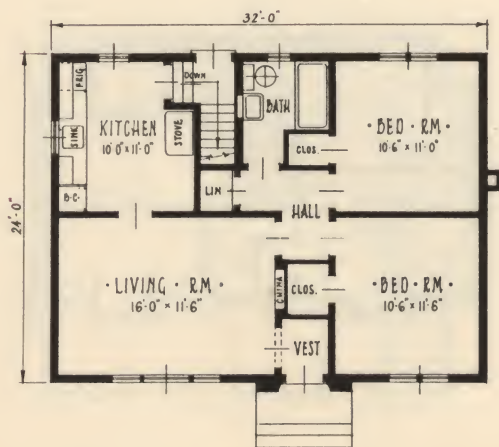
• SECOND FLOOR PLAN •



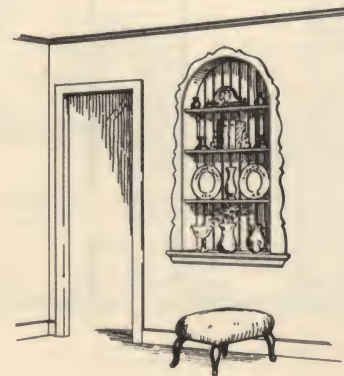


## *The* FARNHAM M.H. 2046

As unpretentious as the Farnham is, its smart lines endear it to the most critical. For limited funds the four rooms extend a maximum of comfort. Every foot of space has been used to advantage. Both bedrooms are larger than required by the N.H.A. and the roomy kitchen is in keeping with the modern trend. Vol. 15,400 cu. ft.



• FLOOR-PLAN •



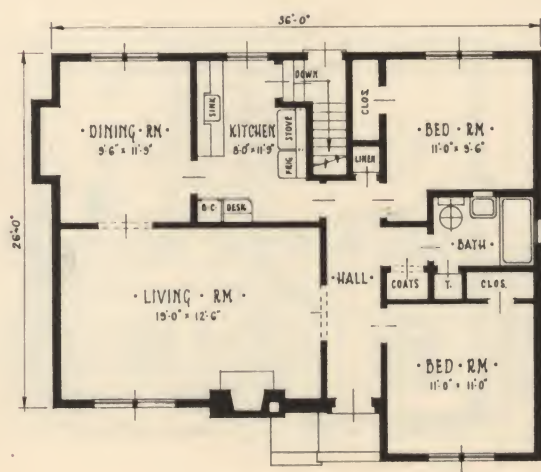
• SHELVES • IN • LIVING • ROOM •





## *The* FAIRFIELD M.H. 2146

The spacious living room of the Fairfield, with its ever desirable fireplace, will truly be your family centre. The centre hall, giving access to each room, is an indication of sound planning. The extra large closets with the additional sundry closet in the bathroom, are features not often found in bungalows. Stucco and siding combine to give this five-room bungalow an air of distinction. Vol. 20,000 cu. ft.



• FLOOR PLAN •



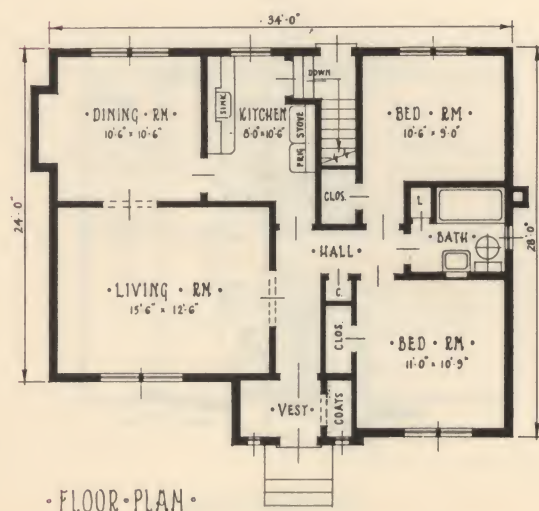
• KITCHEN DESK •





## *The* FULLER M.H. 2246

A compact five-room home economically planned and modern in design. The large, well-lighted vestibule gives an air of spaciousness which is carried throughout the entire plan. The discriminating home owner will appreciate the practical arrangement of the rooms which ensures complete privacy in the sleeping quarters. Vol. 18,500 cu. ft.

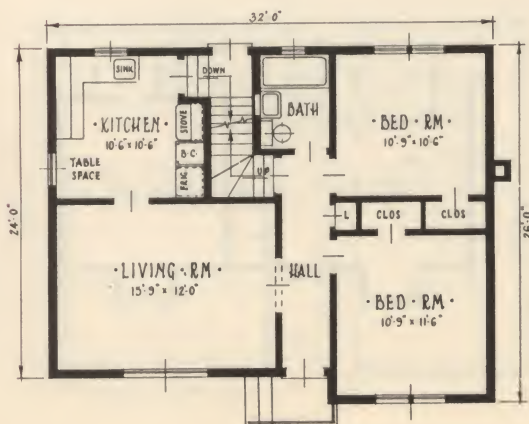




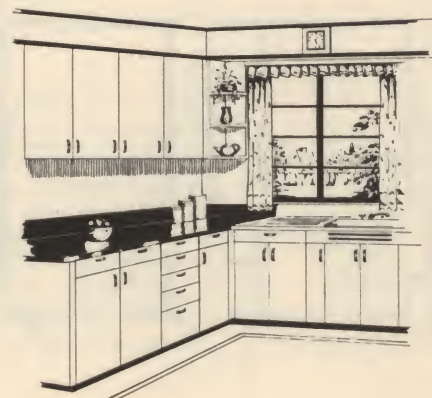


## *The* GARLAND M.H. 2346

Here is a well-planned home of unusual merit. The stairway to the attic provides for two additional bedrooms which may be completed in the future. Table space provided in the kitchen meets the demand of modern living and the large picture window in the living-room makes this home the envy of many. Vol. 18,000 cu. ft.



• FLOOR PLAN •



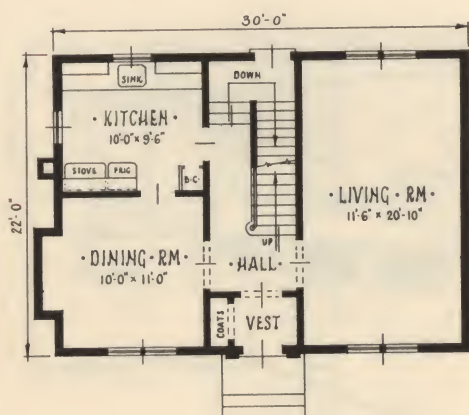
• KITCHEN • DETAIL •



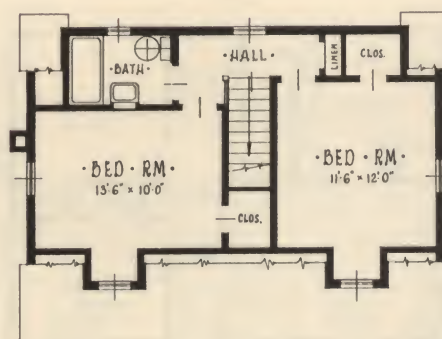


## *The* GILBERT M.H. 2446

This Cape Cod is just the right size for the small family and can be built at a remarkably low cost. The centre hall provides easy access to every room, including direct access to a future rumpus room in the basement. Careful attention has been paid to every detail of the exterior as well as the plan. Vol. 15,200 cu. ft.



• FIRST FLOOR PLAN •



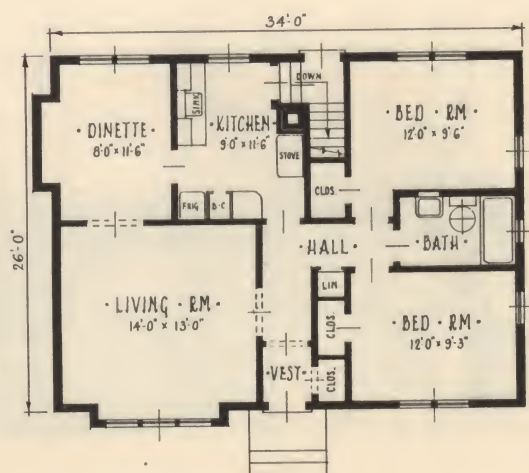
• SECOND FLOOR PLAN •





## *The* GOODWIN M.H. 2546

The Goodwin owes a large part of its popularity to the distinctive window treatment which makes the interior of every room well ventilated and bright. The bay window in the living-room is particularly effective. The L-shaped hall provides for privacy of the bedrooms so essential in a one-storey house. Direct access from the kitchen to the front door is also a welcome feature. Vol. 19,000 cu. ft.



• FLOOR PLAN •



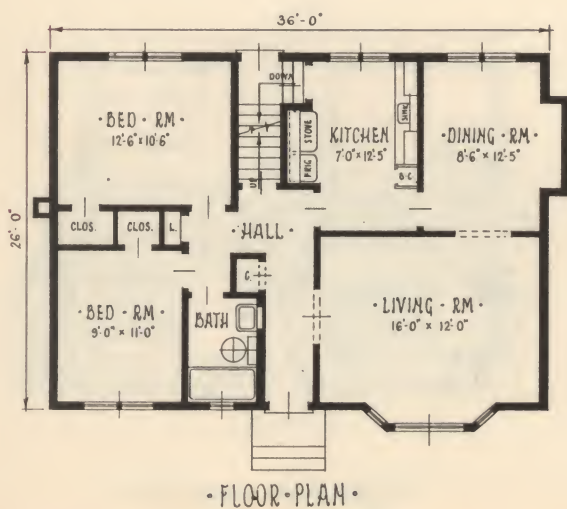
• ALTERNATIVE ELEVATION •





## *The* HAWCROFT M.H. 2646

The Hawcroft has character with an air of welcomness about it that is hard to surpass. You might call this a "house with a future." It is designed so that a family of three can live comfortably, using only the ground floor, then as the family grows you can finish the attic where two splendid rooms can be added. A genuine home. Vol. 20,600 cu. ft.



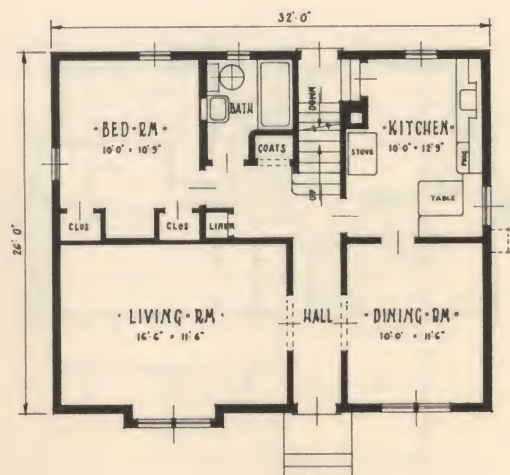
• ALTERNATIVE • ELEVATION •



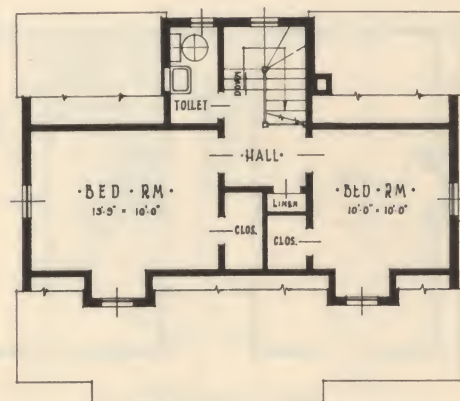


## *The* HAMILTON M.H. 2746

At last the ideal plan. The Hamilton is designed to meet all the requirements of modern living. The ground floor is a complete unit in itself and as the family grows the rooms on the second floor may be completed. The dining-room is supplemented by dining space in the kitchen for those quick lunches. Vol. 20,000 cu. ft.



• FIRST FLOOR PLAN •



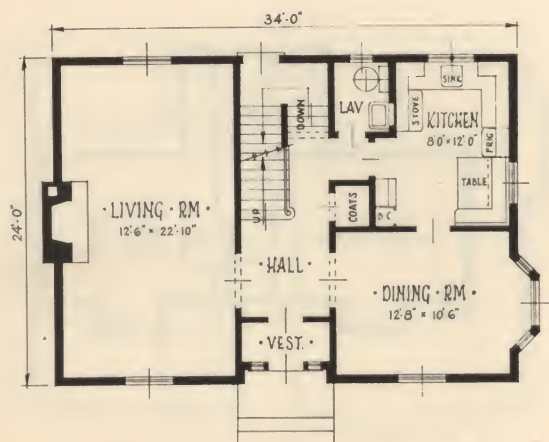
• SECOND FLOOR PLAN •



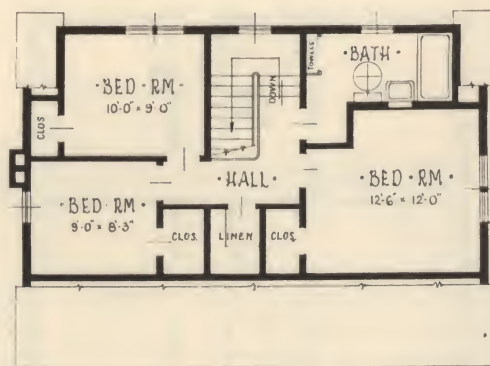


## *The* HARDER M.H. 2846

No frills that will quickly become tiresome — but a good honest house that offers maximum accommodation and comfort for its cost. Charm and character are achieved by simplicity and good proportion rather than fussiness. The large living-room, with its open fireplace, the bay window in the dining-room and the well-planned kitchen, are but a few of the many noteworthy features. Vol. 19,500 cu. ft.



• FIRST FLOOR PLAN •



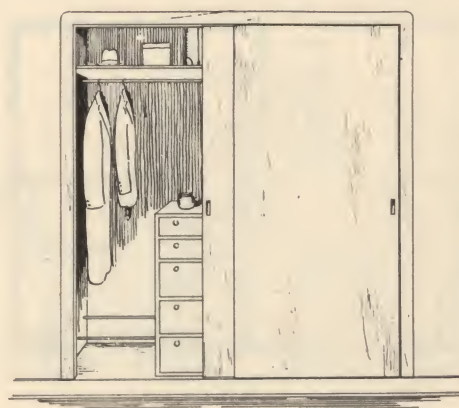
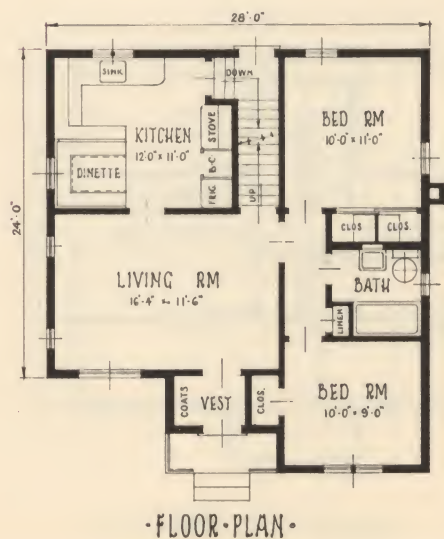
• SECOND FLOOR PLAN •





## *The* INGLEWOOD M.H. 2946

Here is a plan to satisfy the most discriminating. The ground floor is a complete living unit while provision is made for two future rooms on the second floor. The kitchen is worthy of special note, and is the last word in modern design, containing many of the latest features not usually found in small houses. The fitted clothes closets are also a notable feature. Vol. 17,500 cu. ft.

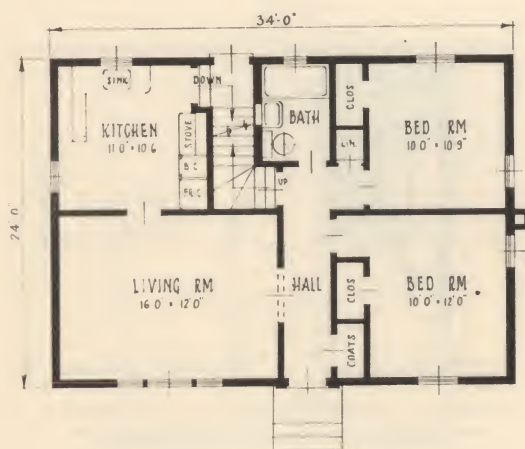




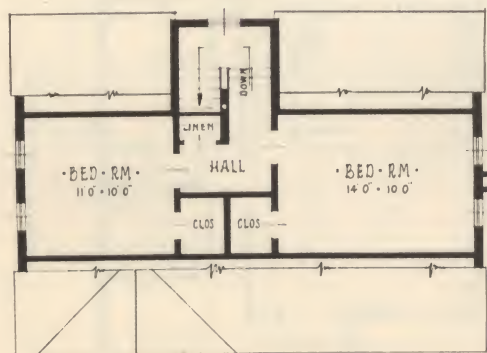


## *The* INKSTER M.H.3046

Here is a fine example of a clean-cut bungalow. It is devoid of all frills and is devoted whole-heartedly to its utilitarian purpose — providing comfortable shelter for a typical family. Note the cross ventilation in each bedroom and the stairway to the attic, where two large bedrooms can be finished in the future. Ample closet space is provided throughout. Vol. 18,700 cu. ft.



• FIRST FLOOR PLAN •



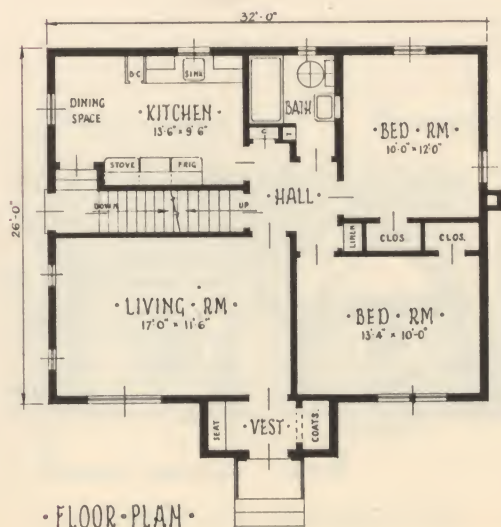
• SECOND FLOOR PLAN •





## *The* INVERNESS M.H. 3146

Here is a generous and well-designed house for little money. By wisely distributing the volume, you are given maximum usage, besides all the essentials of fine living. A special treatment of the hall attains privacy for the sleeping quarters, yet the bathroom is still conveniently located. The large living room window is a special feature. Vol. 19,700 cu. ft.



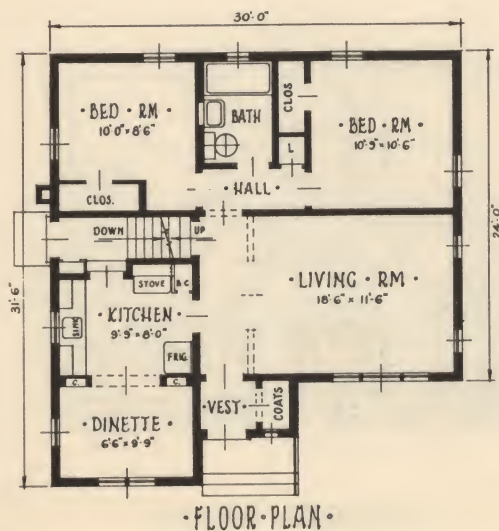
• ALTERNATIVE • ELEVATION •





## *The* JACKSON M.H. 3246

The Jackson owes a large part of its charm to the kitchen and dinette arrangement. This distinctive plan brings the living portion to the front so that complete privacy is maintained in the sleeping quarters, and, in keeping with the modern trend every room is exceptionally well lighted and ventilated. A stairway to the attic provides for future expansion when necessary. Vol. 18,500 cu. ft.



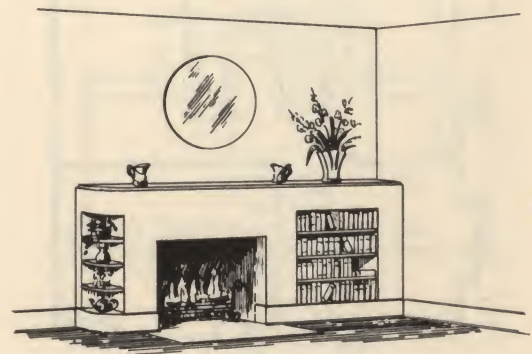
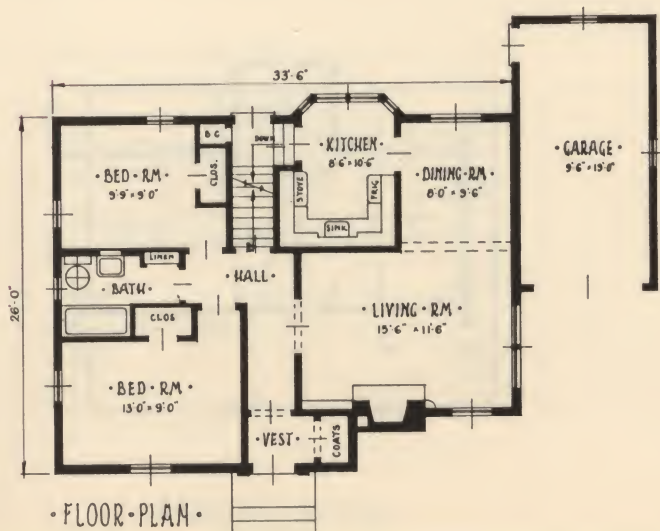
• ALTERNATIVE ELEVATION •





## *The* JASPAR M.H. 3346

Here is an up-to-date plan with plenty of accommodation and scope. The L-shaped living-dining room follows the latest trend. What a splendid family centre this is! The open fireplace with its book shelves on one side, and what-not shelves on the other, and the corner windows, lend themselves to a homey room. Extra rooms may be obtained by completing the second floor. Vol. 20,000 cu. ft.

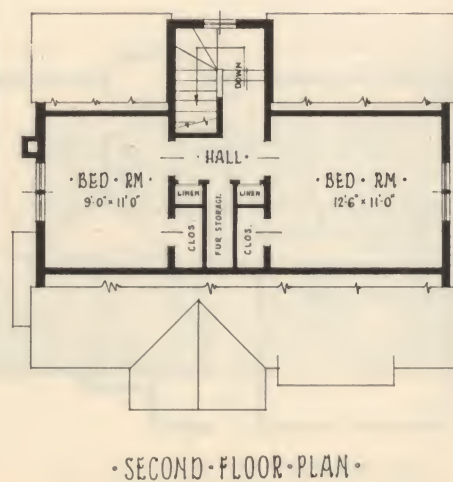
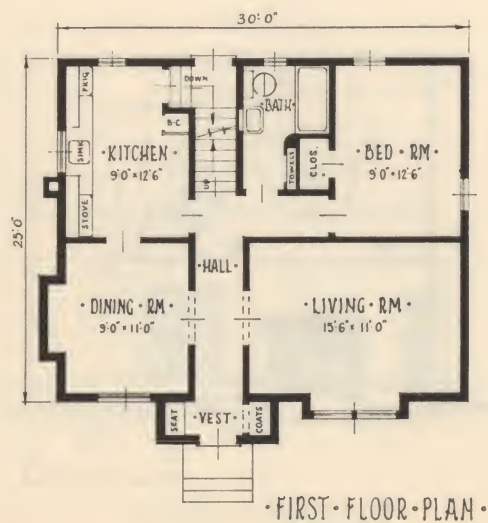






## *The* JOHNSTONE M.H. 3446

This attractive bungalow follows the old English style with its timber work and high pitched roof. The ground floor contains complete living accommodation for the young couple, and the second floor may be completed to provide additional accommodation when required. This flexible plan has been designed to meet all the demands of modern living. The ample table space in the kitchen and the abundance of closets are worthy of special note. Vol. 17,500 cu. ft.

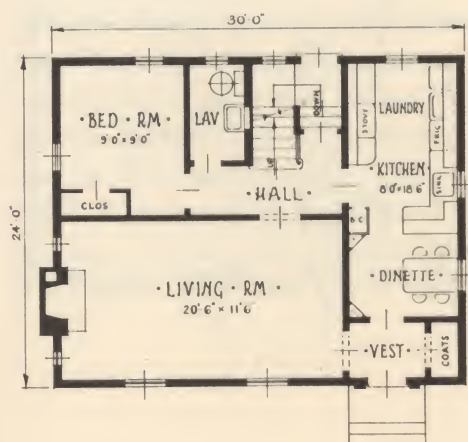




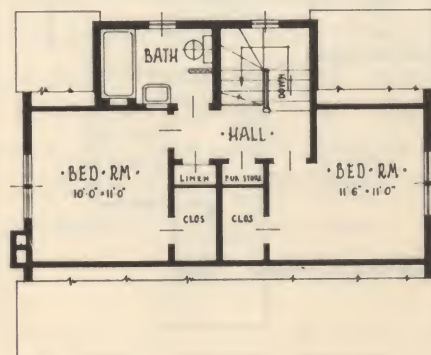


## *The* KANE M.H. 3546

Here is a flexible plan with the accent on modern efficiency. The bedroom on the ground floor may be used as a den or dining room and the lavatory also serves as a powder room. The kitchen is the last word in modern design, combining the laundry, kitchen and dining space in one large work centre. The large living room with its open fireplace and two bedrooms on the second floor completes this ideal home. Vol. 16,800 cu. ft. .



•FIRST FLOOR PLAN•

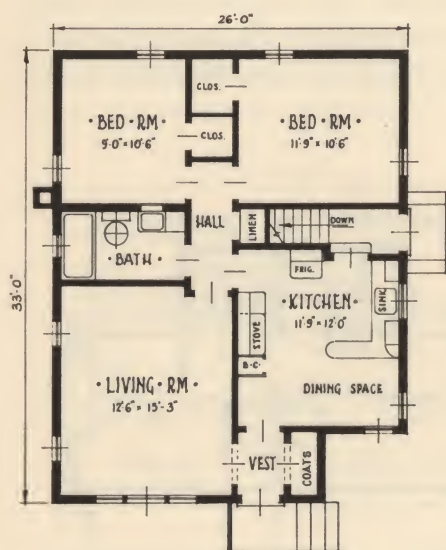


•SECOND FLOOR PLAN•





# *The* KINLEY M.H. 3646



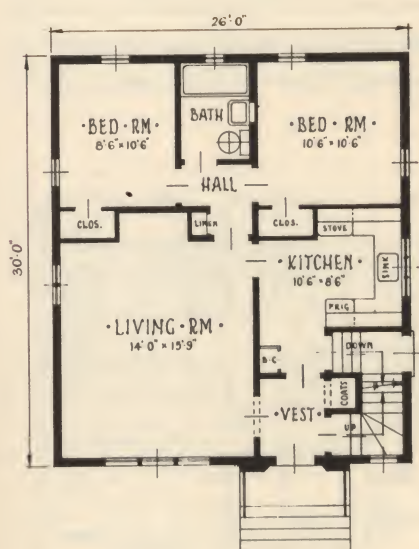
• FLOOR PLAN •

Special gable treatment with vertical matched boards adds an appealing value to this inexpensive home. Designed for a narrow lot this plan provides five-room accommodation in a four-room bungalow. Special care has been taken to provide easy and direct access to all rooms. The kitchen layout will have a special appeal to many with its large well-lighted dining space and compact work area. The accessibility to both front and rear entrances is also a feature of this plan. Vol. 17,000 cu. ft.





*The* KNOWLES M.H. 3746



• FLOOR PLAN •

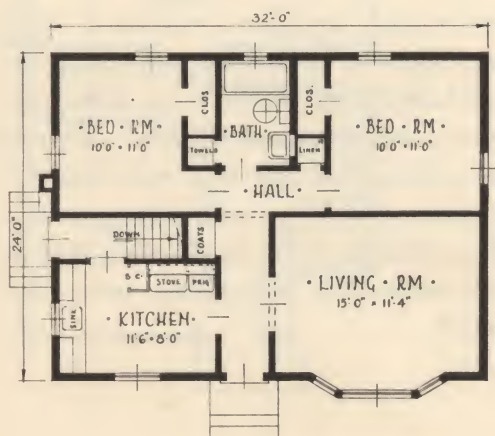
This is an economical plan especially designed for a narrow lot, and, here again, provision is made for future expansion by completing the attic. The U-shaped layout of the kitchen is one of the most popular as a step-saver, and the direct access to the front entrance will also save many steps. A unique feature of the living room is the recess provided for a table or buffet, as this room will be used as a combination living-dining room. Vol. 18,700 cu. ft.





## *The* LANARK M.H. 3846

An excellent house, with a dash of style, emphasized by the large bay window in the living room. Each room with cross ventilation. In the absence of a dining room which is used only a couple of hours each day, the large table space in the kitchen serves for ordinary meals, and the living room may be used for that purpose when entertaining a large number. A step-saving labor-saving home. Vol. 18,400 cu. ft.



• FLOOR PLAN •



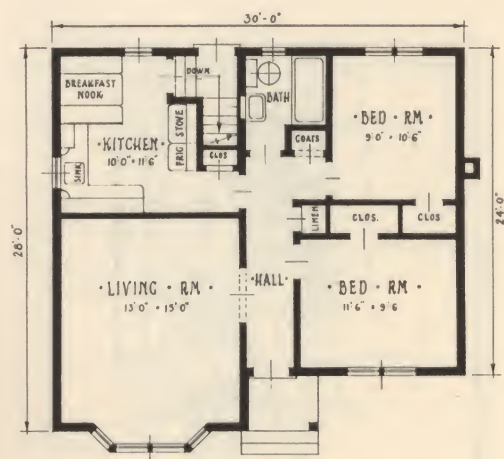
• WINDOW • DETAIL •



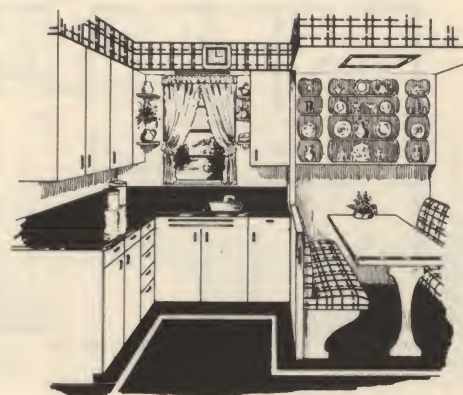


## *The* LIVINGSTONE M.H. 3946

Few bungalows present a more pleasing appearance than the Livingstone. The sweeping curve of the gable extending over the front entrance provides ample protection for the front door. The centre hall gives direct access to all rooms and effectively separates the sleeping quarters from the rest of the house. The large kitchen with its breakfast nook will make the preparation of meals a pleasure. Vol. 16,300 cu. ft.



• FLOOR PLAN •



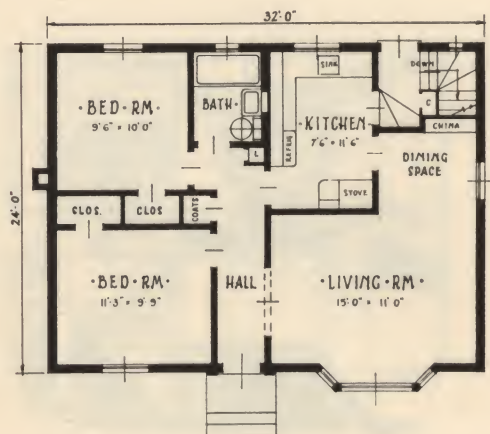
• KITCHEN DETAIL •





## *The* LINDSAY M.H. 4046

Many small families with a limited income will welcome this fine home with open arms. It has so much character and good planning about it as evidenced by the many modern features. The "L" shaped living-room with its dining space, the built-in china cabinet and the convenient kitchen arrangement are worthy of special note. Vol. 16,100,cu. ft.



• FIRST FLOOR •



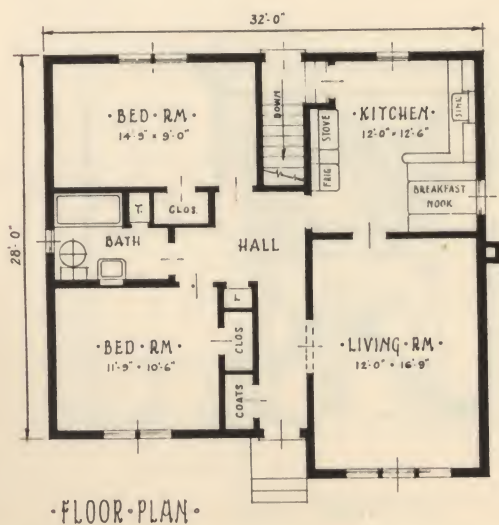
• DINETTE • DETAIL •





## *The* MASSEY M.H. 4146

An excellent example of the modern small home of wood, the cottage type bungalow shown here combines simplicity of outline with delicacy of finish. The vertical cedar boards in the gable supply just the right amount of contrast. The two bedrooms and bathroom form a private wing of the house, yet the bathroom is accessible from all other parts of the house. Vol. 19,700 cu. ft.

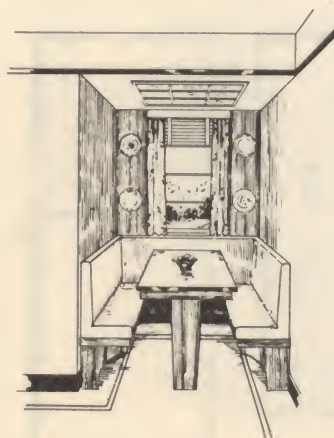
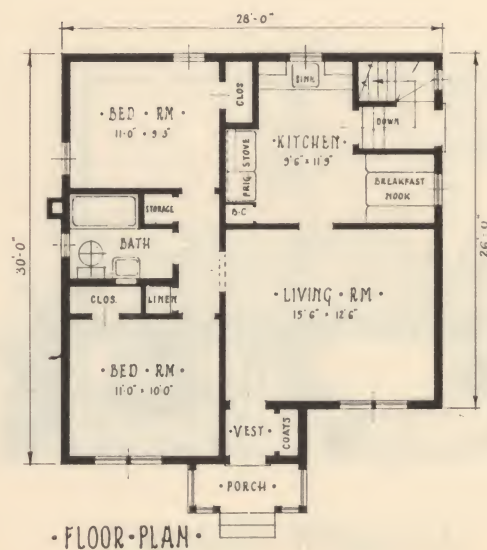






## *The* MERRIT M.H. 4246

A very modest but distinctly modern low cost home. The open porch provides that much-needed protection for the front door. A touch of colour is obtained by the use of shutters. The kitchen is well planned, including a breakfast nook large enough to seat six persons. Closet accommodation is good. Notice the additional storage closet. Vol. 17,400 cu. ft.



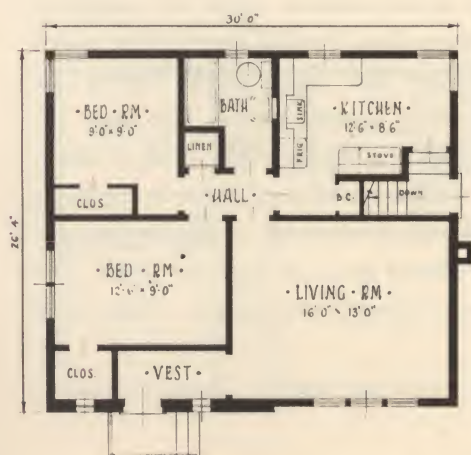
• BREAKFAST • NOOK •





## *The* MILLER M.H. 4346

An excellent example of the pleasing effect that may be obtained by the use of a combination of materials. The warmth of color in the brick or stone creates a note of welcome in this entrance motif which is carried throughout the entire design. The kitchen with its excellent arrangement of cupboards and well-lighted dining space is worthy of special note. This is an ideal home for the small family. Vol. 17,600 cu. ft.



• FLOOR PLAN •

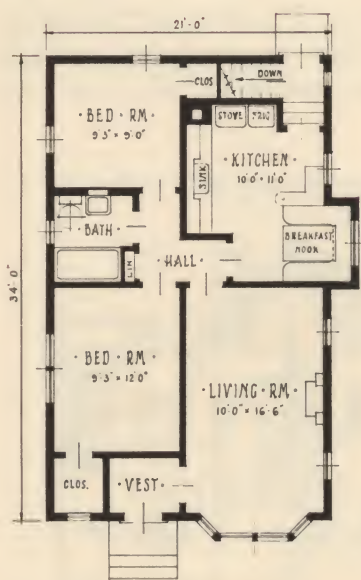


• ALTERNATIVE ENTRANCE DETAIL •





*The* NELSON M.H. 4446



•FLOOR PLAN•

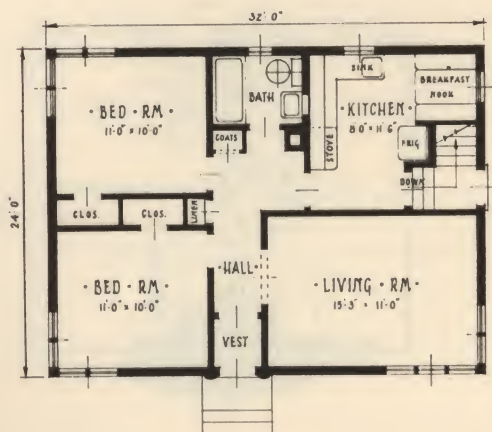
Designed for a narrow lot, the Nelson still provides living accommodation equal to bungalows of a much larger plan. Vertical knotty cedar panels in the gable end offer a rich golden brown contrast to the white painted siding. The large bay windows with the addition of the small windows on the side wall provides ample light in the living room and the breakfast nook in the kitchen provides ample dining space for informal meals. This plan has always proved very popular. Vol. 14,500 cu. ft.



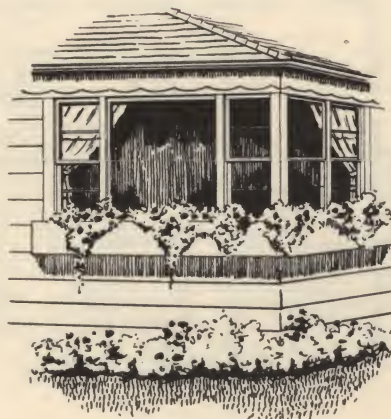


## *The* NEWMAN M.H. 4546

An excellent example of the modern small bungalow. The horizontal trend is emphasized by the use of corner windows which also provide greater wall space for the arrangement of furniture. This bungalow will look equally well with cedar siding. Kitchen convenience has been carefully planned with working surfaces and cupboards all in their right places. Vol. 15,400 cu. ft.



• FLOOR PLAN •



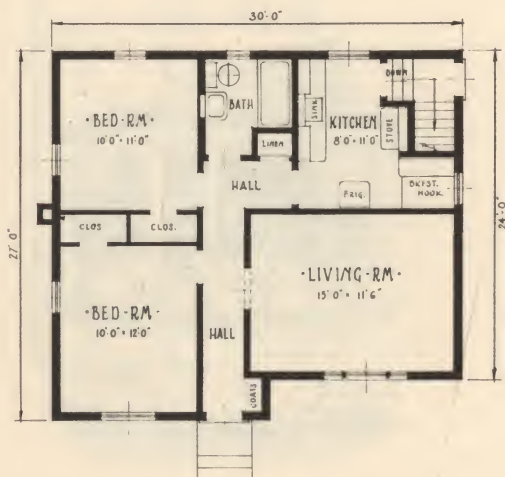
• WINDOW DETAIL •





## *The* NORDAL M.H. 4646

Low in cost but high in comfort is this charming bungalow. This four-room central hall plan provides surprising livability for its size. The vertical cedar panelled gable and the shuttered windows add pleasing variety to the exterior. Both bedrooms are large, have cross ventilation and large, roomy closets. The kitchen is well designed and includes a useful breakfast nook. Vol. 16,000 cu. ft.



• FLOOR PLAN •



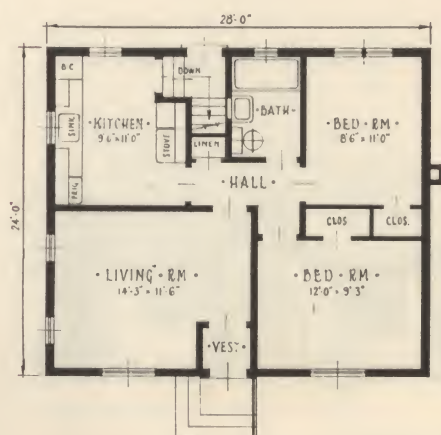
• BREAKFAST NOOK •





## *The* OLIVER M.H. 47 46

For limited funds the Oliver extends a maximum of comfort. Every foot of space has been utilized. A special feature is the abundance of cupboard space in the kitchen. The bedrooms are provided with ample clothes closets and the front vestibule is an essential required in most districts. Easy access to the bathroom is provided from all rooms. This is an ideal home for the young married couple. Vol. 14,200 cu. ft.



• FLOOR PLAN •



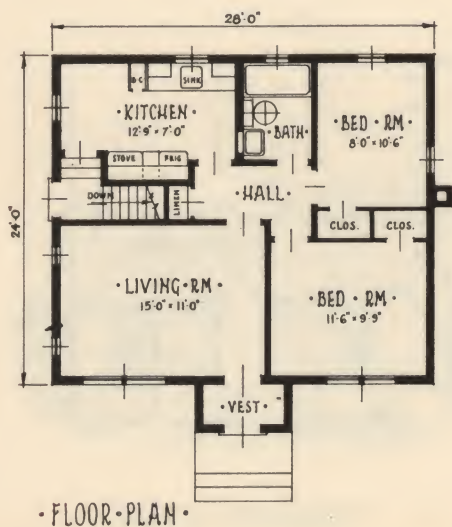
• ALTERNATIVE ELEVATION •





## *The* OSBORNE M.H. 4846

Here is a really economical home. Every foot of floor area has been used to advantage and the accommodation provided is much greater than the overall size would indicate, yet nothing has been sacrificed. The kitchen as well as having ample cupboards and working space has a table space large enough to seat four or five comfortably. An ideal home for a small family. Vol. 15,500 cu. ft.

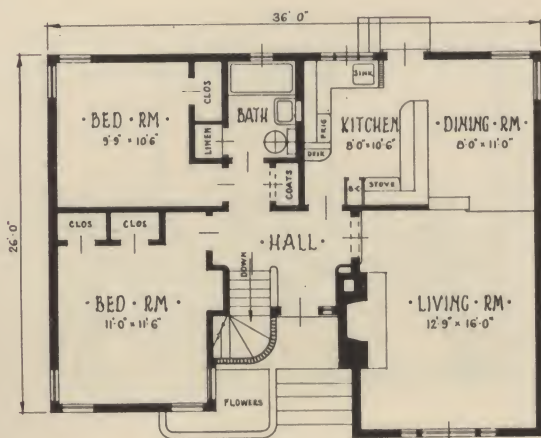




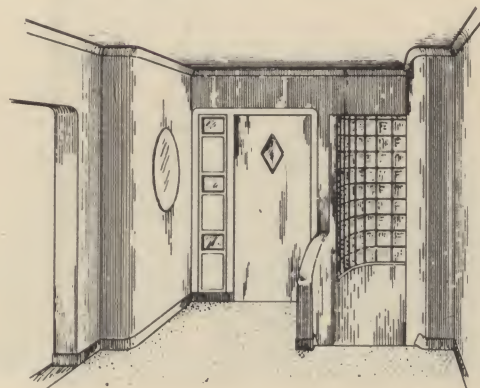


## The OXFORD M.H. 4946

A modern bungalow in every sense of the word. The warm tone of the vertical cedar, combined with the brick-red of the bisecting chimney, lends richness and distinction to the exterior of this outstanding design. A unique feature is the location of the basement stairs which provides a pleasing entrance to the rumphus room. The open plan of the living portion follows the most modern trend. Vol. 19,000 cu. ft.



• FLOOR • PLAN •



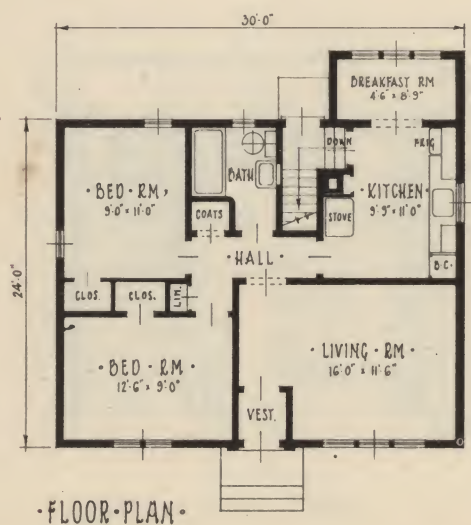
• FRONT • HALL •





## *The* PALMER M.H. 5046

Compact living for the small family is offered in this little gem. The modern trend is exemplified by the use of large glass areas and simplicity of detail. Nothing has been overlooked in the way of closets and the addition of the well-lighted breakfast room will endear this home to the most critical. Vol. 14,500 cu. ft.

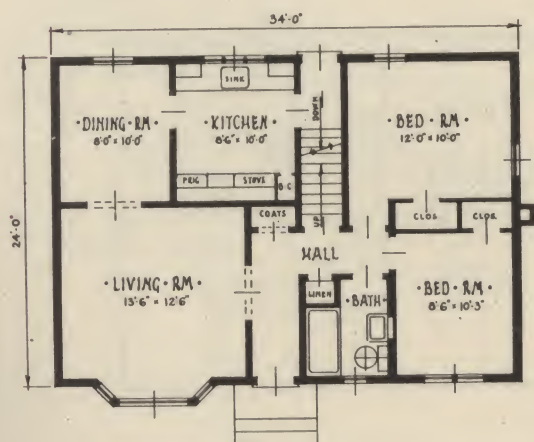






## *The* PERRY M.H. 5146

Here is an interesting design which not only presents a very pleasing exterior but provides an extremely livable interior. The large bay window creates additional space as well as ample light in the living room. The centre hall provides direct access and privacy for the bedrooms and bathroom on the ground floor and the stairway to the attic where two large bedrooms may be completed later. Vol. 18,000 cu. ft.



• FLOOR PLAN •



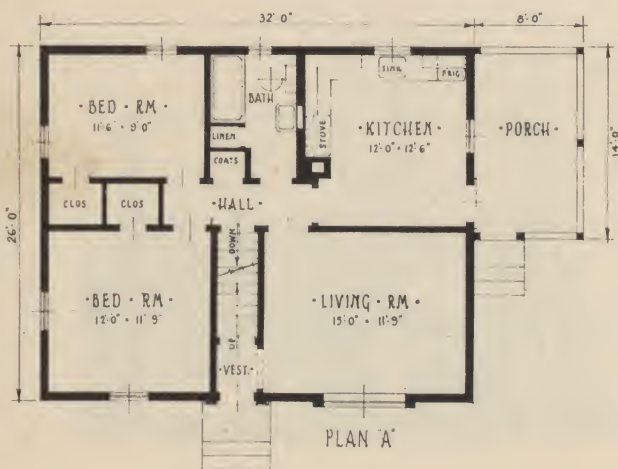
• ALTERNATIVE • ELEVATION •



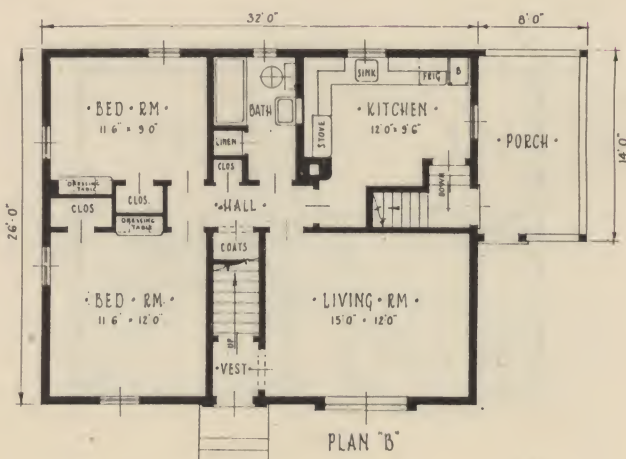


## *The* PRINCETON M.H. 5246

The Princeton offers a variety of plans to choose from. As well as the two plans illustrated, two large bedrooms may be constructed in the attic space. The built-in dressing tables, large screened porch, and ample table space in the kitchen are but a few of the many desirable features of this modern bungalow plan. When ordering please state which plan is desired. Vol. 19,500 cu. ft.



• FLOOR PLAN •



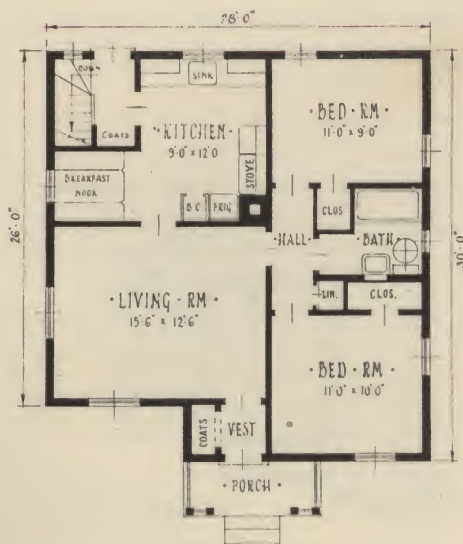
• FLOOR PLAN •





## *The* PEMBROKE

M.H. 5346



• FLOOR PLAN •

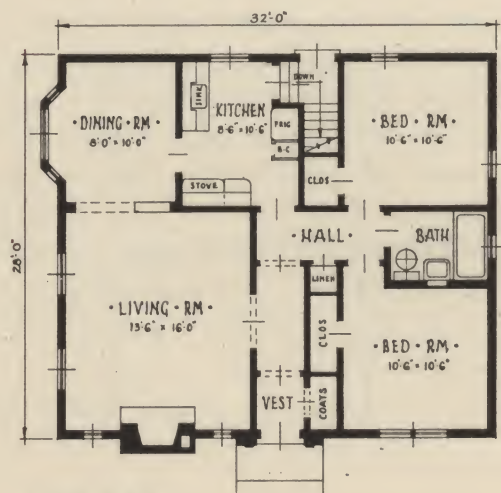
A design featured by four well-lighted rooms, with the windows located to provide cross ventilation in each room. The living-room is protected from the cold, wintery weather by the provision of a porch and vestibule. The large kitchen and dining nook arrangement will appeal to many. Note the provision for coats at the rear entry. Two bedrooms with ample closets, and the bathroom on the right hand side of the house, round out a well-planned home, which has always been popular. Vol. 15,900 cu. ft.





## *The* RICHMOND M.H. 5446

This picturesque bungalow, with its cedar shingle walls and natural stone chimney, has a charm all of its own. The plan is divided into two sections with the sleeping quarters entirely separate from the rest of the house, yet the bathroom is easily accessible. To take the most advantage from the sunlight this house should face West, with living and dining rooms on the South side. Vol. 16,500 cu. ft.



• FLOOR PLAN •



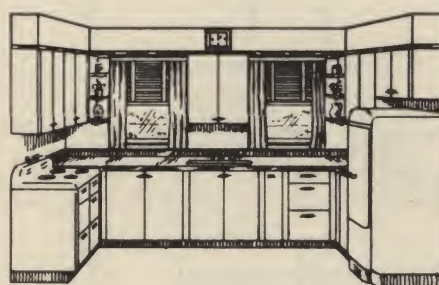
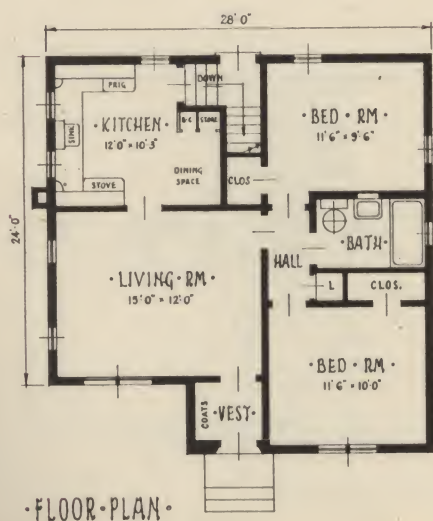
• ARCHWAY •





## *The* ROLLAND M.H. 5546

Pictured above is a fine example of a clean-cut bungalow. It is devoid of all frills and is entirely devoted to providing comfortable living for the typical small family. The kitchen is worthy of special note. The windows are located to provide the maximum amount of light to all parts of the kitchen, and, with the abundance of cupboards, will make the preparation of meals a pleasure. Vol. 15,500 cu. ft.

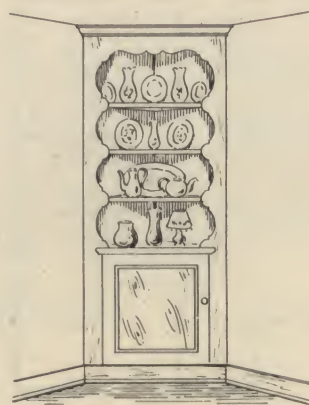
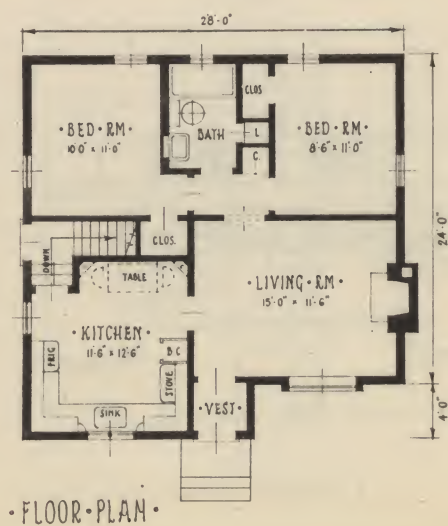






## *The* RUTHERFORD M.H. 5646

Here is a really compact, space saving small house design, yet it supplies all the minimum necessities of modern living and has a certain charm about it as well. The kitchen is particularly attractive with its table space and built-in china cabinets and the ample cupboards and work space must not be overlooked. The living room is unusually interesting with its open fireplace and large recessed window. Vol. 15,000 cu. ft.

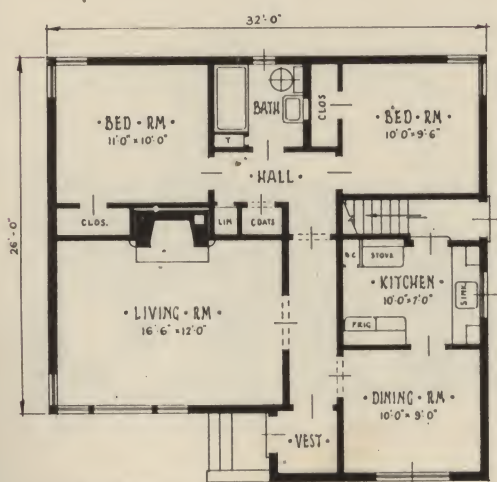






## *The* SHELTON M.H. 5746

This modern bungalow will appeal to many. The large glass areas with the extended overhang of the roof carry out the latest developments in the use of sunshine for additional heat as well as light. The corner windows provide for maximum wall space in the bedrooms as well as increased ventilation. More than average storage space has been provided. Vol. 19,000 cu. ft.



• FLOOR PLAN •



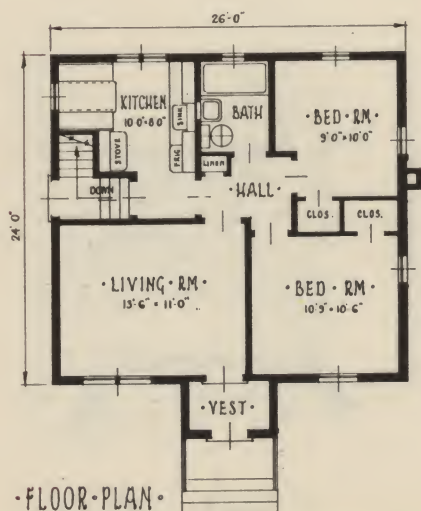
• BATHROOM • DETAIL •





## *The* SPARLING M.H. 5846

The Sparling is a good example of the smallest home which can be built to comply with the minimum standards of the National Housing Act. This is indeed a compact dwelling, yet it has every feature contained in much larger homes. The bedrooms have cross ventilation and the kitchen, though small, is extremely well lighted and equipped. The step-down vestibule provides good protection from draft. Vol. 14,000 cu. ft.

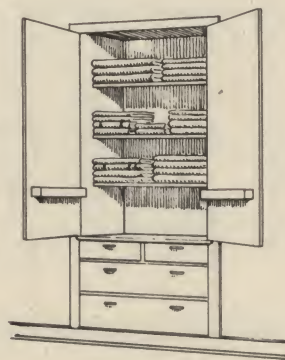
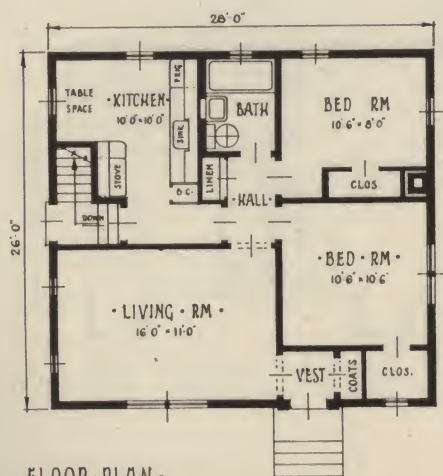






## *The* THATCHER M.H. 5946

This inexpensive small home has a great deal of charm. Nothing has been overlooked to make a complete home in every respect. A very pleasant and practical kitchen has been designed with compact convenience. All the rooms have cross ventilation and plenty of light, and more closet space is provided than is usually found in homes of this size. This home is splendid value for the low construction cost. Vol. 15,300 cu. ft.



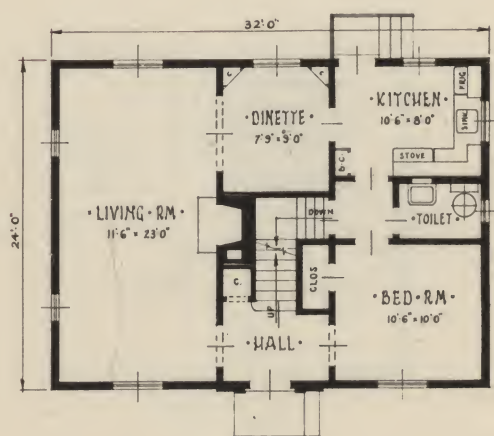
• LINEN • CLOSET •



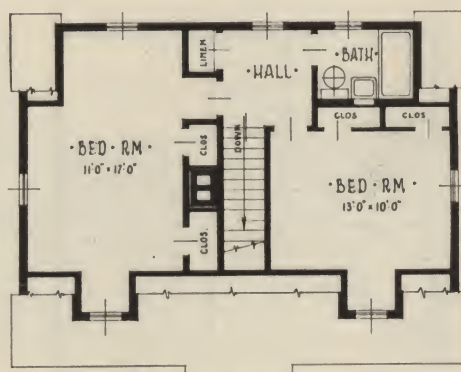


## *The* TOWNSEND M.H. 6046

Here is an excellent example of a Cape Cod design which will look equally well in brick siding or brick. The plan is economical, yet none of the rooms are small, the living room being particularly attractive with its huge open fireplace. There is ample space in the kitchen for quick meals, yet the cupboards and counter space have not been sacrificed. This is an ideal small home. Vol. 17,700 cu. ft.

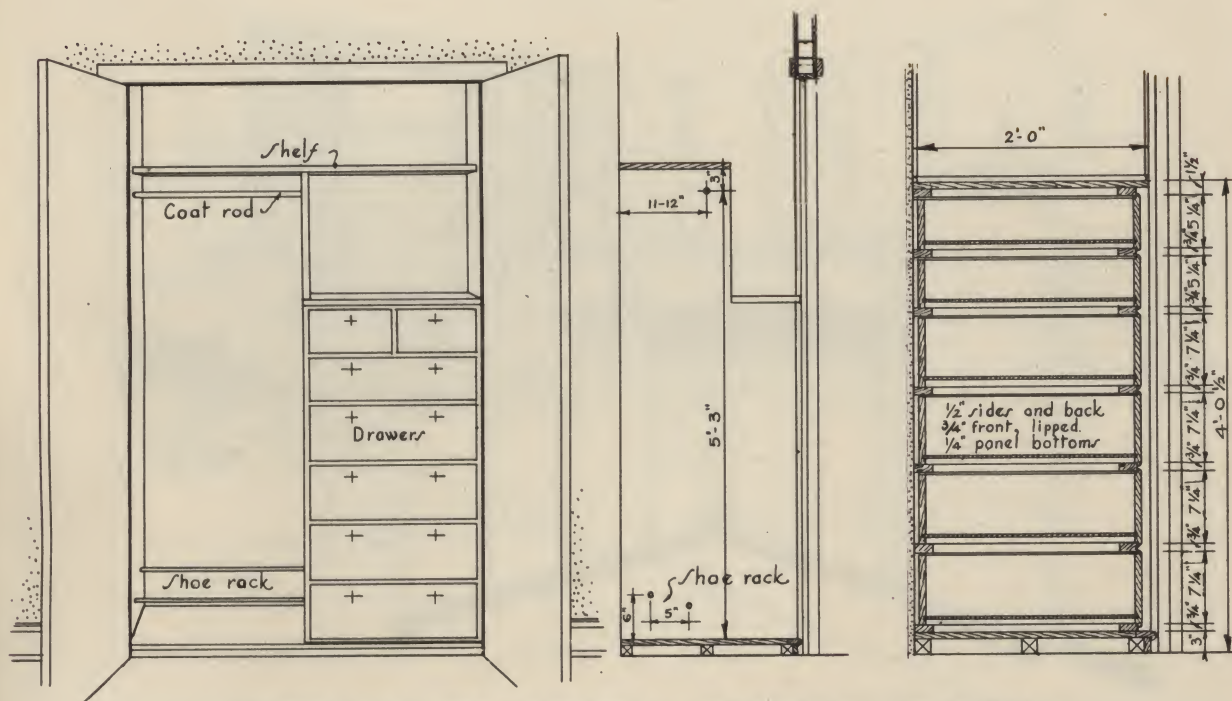


• FIRST FLOOR PLAN •

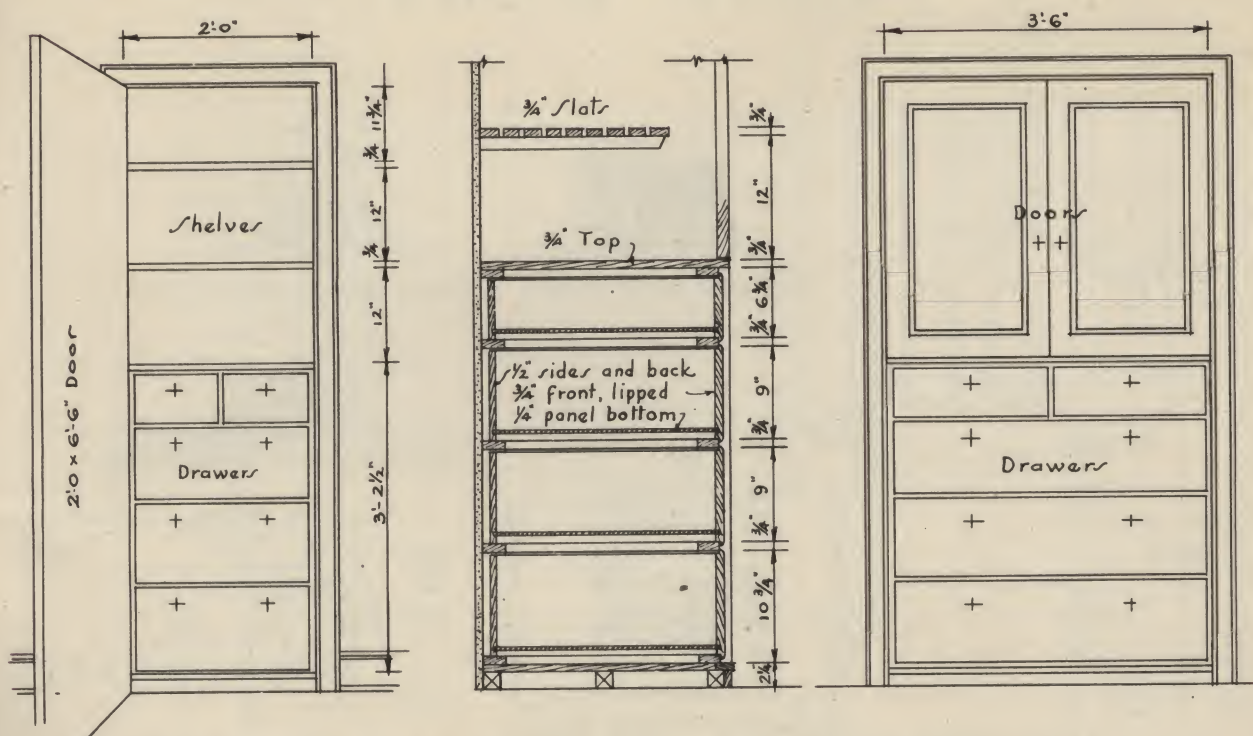


• SECOND FLOOR PLAN •



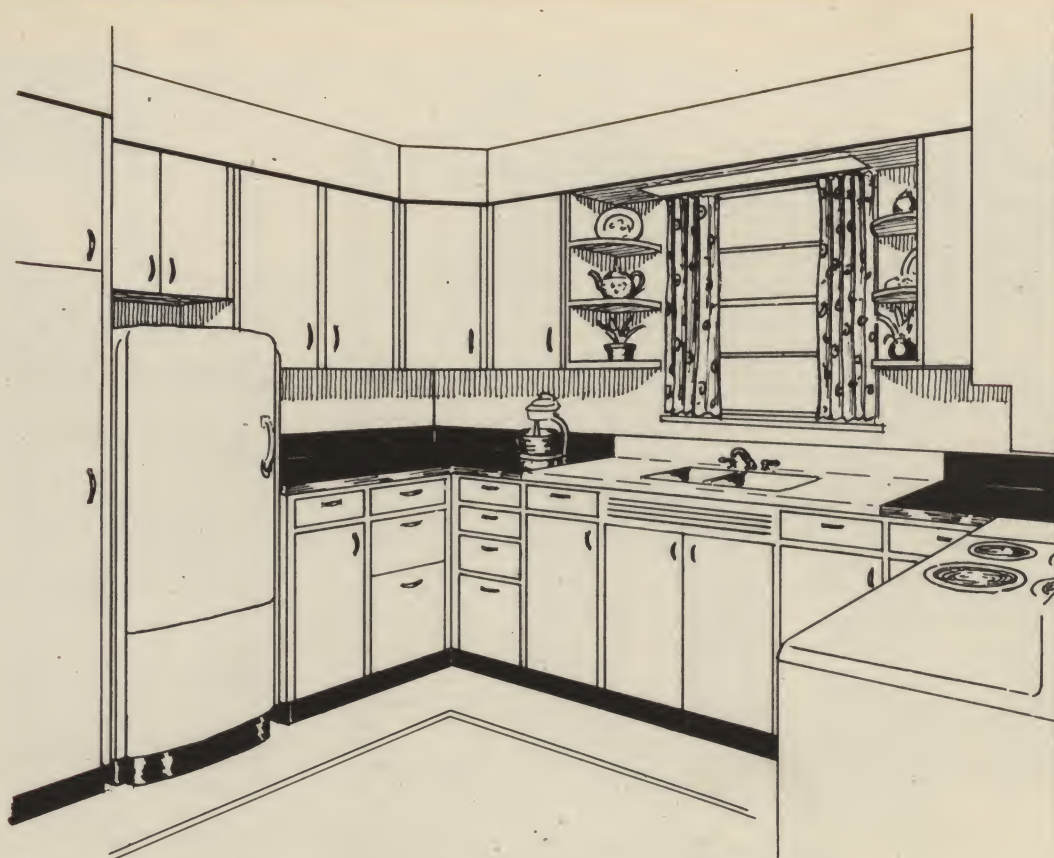


• DETAILS OF TYPICAL CLOTHES CLOSET •

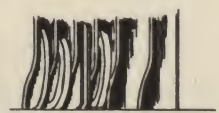
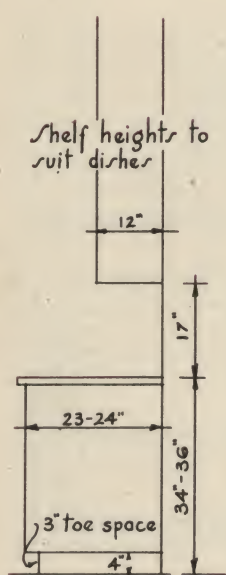


• DETAILS OF TYPICAL LINEN CABINETS •

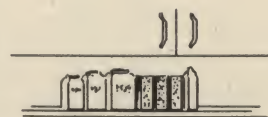




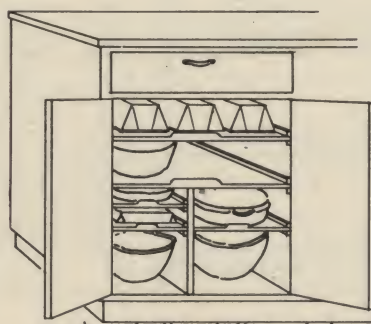
## • A MODERN KITCHEN •



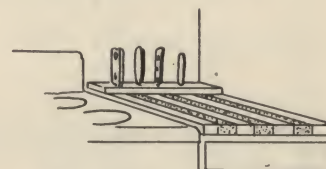
Partitioned shelves for pans



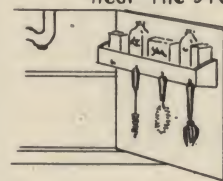
Narrow shelf over stove for spices



Custom-built sliding shelves



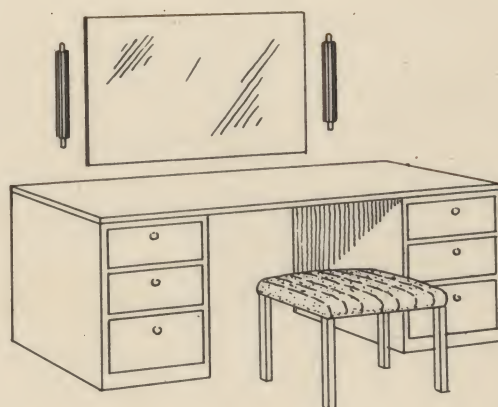
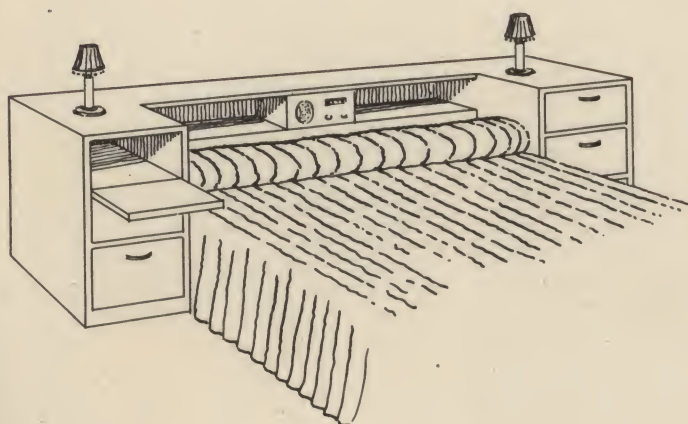
Hardwood cuttingboard counter near the stove.



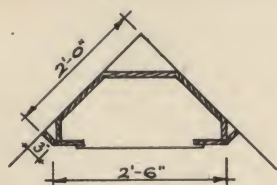
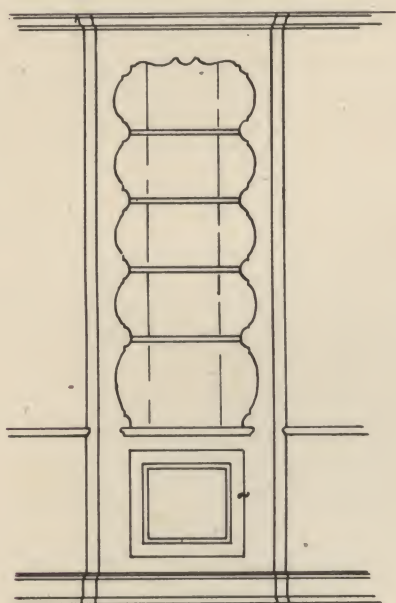
Cleaning materials under sink

## • CABINET DETAILS •

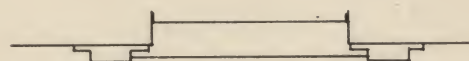
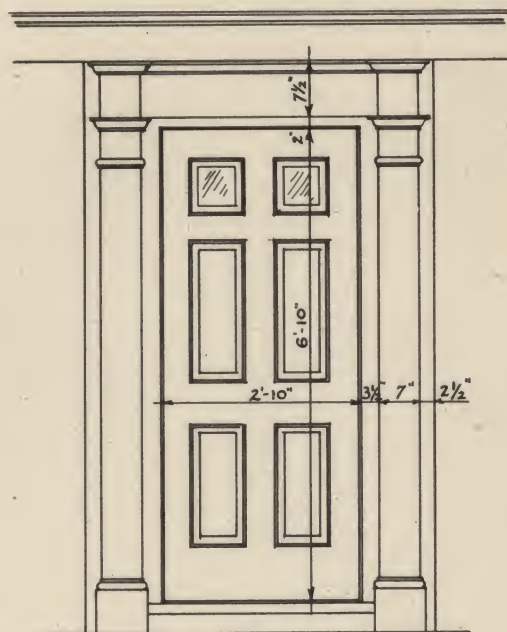




• BEDROOM FURNITURE •



• CORNER CABINET •



• ENTRANCE DETAIL •



# Notes

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